

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: June 10, 2011

CAO File No. 0150-08944-0000

Council File No. 05-2445-S1  
09-1036

Council District: 10

To: The Council

From: Miguel A. Santana, City Administrative Officer



Reference: Transmittal from the Department of General Services dated June 2, 2009; received by the City Administrative Officer on March 3, 2011

Subject: **SALE OF SURPLUS PROPERTY – PORTION OF CITY PROPERTY LOCATED AT 3410 S. LA CIENEGA BOULEVARD**

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### SUMMARY

The Department of General Services (GSD) requests authority for the direct sale of a portion (Surplus Property) of City-owned property located at 3410 S. La Cienega Boulevard in Council District 10 (City Property) to the Los Angeles County Metropolitan Transportation Authority (MTA) in the amount of \$3,265,000. The MTA will use the Surplus Property for the construction of a five-story parking structure for the Exposition Corridor Light Rail Transit.

On March 8, 2000, the Bureau of Sanitation (BOS) acquired the 54,000 square-foot City Property from a private party using \$3.6 million in Sewer Construction and Maintenance (SCM) funds. The City Property was purchased to serve as a construction shaft site for the East Central Interceptor Sewer (ECIS), which was completed in 2004. In addition, the City Property is used as an air treatment facility (ATF) for removing foul air to meet the requirements of the City's Collection Systems Settlement Agreement (CSSA) with the Environmental Protection Agency, Los Angeles Regional Water Quality Control Board, Santa Monica Baykeeper and other community groups. The CSSA is a 10-year agreement that began in 2004 and requires the City to improve sewer service and odor control through maintenance, operation and capital improvement projects.

The MTA is requesting to purchase the Surplus Property, which is the northwesterly portion of the City Property measuring 30,992 square feet, for the construction of a five-story parking structure for the Exposition Corridor Light Rail Transit along Jefferson Boulevard. Under the terms of the proposed sale, MTA will acquire the Surplus Property in the amount of \$3,265,000, the appraised value on October 25, 2008. As part of the sale negotiations, the MTA will reimburse the City \$407,083 for the relocation and redesign costs of the ATF to accommodate the additional area required for the proposed parking structure and to meet the zoning height requirements. The ATF will be relocated to the easterly portion of the City Property, where the ECIS is currently located. Construction for the redesign of the ATF was completed in May 2011. The MTA was obligated to

relocate and protect existing water and sewer lines. The City agreed to reimburse MTA for the relocation costs in the amount of \$499,168. The MTA has agreed to provide any and all right of ways or easements to allow the BOS to use the alley for operating and maintaining the odor control duct that runs parallel to the parking structure and to provide safe access to the sewer lines and the ATF facilities for operational and maintenance purposes. Thus, the adjusted negotiated sale price of the Surplus Property is reduced by \$92,085 from \$3,265,000 to \$3,172,915.

Prior to the direct sale of City-owned surplus property, it must first be offered to various agencies for public use, the transaction must be reviewed by the CAO for recommendation and the Council must make a determination that the sale is in the public interest. In June 2008, the Asset Management Division of GSD issued correspondence regarding the salable interest of the Surplus Property to the Los Angeles Housing Department, the Department of Fire and Police Pensions, Community Development Department, Los Angeles City Employees' Retirement System, Department of Transportation, the Community Re-Development Agency, Housing Authority of the City of Los Angeles, the Los Angeles Housing Department, the Department of Recreation and Parks, the Los Angeles Unified School District, California State Resources Agency, the County Regional Planning Commission, the Chief Executive Officer of the Los Angeles County, Santa Monica Mountains Conservancy and the MTA. GSD reports that there were no objections from City departments or other public agencies.

On July 22, 2008, the Board of Public Works (Board) adopted the GSD recommendation to declare the Surplus Property as surplus and approved its sale to MTA, in accordance with the City's ordinances.

On August 15, 2008, GSD requested the Bureau of Engineering (BOE) to review the proposed sale for the necessary environmental clearances. BOE reviewed City records as required by State law and found that the City does not know or have reasonable cause to believe that any hazardous substance has come to be located on or beneath the Surplus Property.

On May 1, 2009, the Council adopted a Wesson-Parks motion (C.F. 09-1036) that instructed the BOS to review the light rail plans affecting the Surplus Property and a vacant property at the southwest corner of Exposition Boulevard and Arlington Avenue. The Council instructed the BOS to obtain the necessary approval from the Board to declare these properties or a portion thereof surplus property. Additionally, the Council authorized the GSD General Manager to process the property or a portion thereof through the surplus process for a direct sale, and negotiate the terms and conditions of the sale.

On May 15, 2009, GSD forwarded the proposed sale to the City Planning Department (Planning Department). Pursuant to Administrative Code Section 7.22 (c), "The City Planning Department shall consider the proposed sale in relation to, and its effects upon, plans prepared by the Department and shall verify, in writing, from the appropriate City departments that the property proposed for sale is not required for City use." The Planning Department found that the proposed sale conforms with the purposes and provisions of all applicable plans prepared by the Planning Department, including the City's General Plan and the West Adams-Baldwin Hills-Leimert Community Plan. The Planning Department also found that the sale of the property would serve the public interest and would not

adversely impact the surrounding community.

The Los Angeles Charter Section 385, the Los Angeles Administrative Code (LAAC), Division 7, Sections 7.22 and 7.27, and the California Government Code Section 54220 (Section 54220) establish basic guidelines for the sale of City-owned surplus property to protect the public interest.

In accordance with the California Environmental Quality Act (CEQA), the Surplus Property is exempt under Categorical Exemption, Article 3, Section 1, Class 12, of the City guidelines for implementation of CEQA. According to California Health and Safety Code Section 25359.7(a), any owner of non-residential real property who knows or has reason to believe of a release of hazardous substance on or beneath the property must disclose the incident prior to the sale, lease or rental of the property.

To the best of our knowledge, the proposed direct sale is in accordance with relevant City and State guidelines. The property is surplus and is not required for City use. The CAO determined that the direct sale is in the best interest of the City and recommends approval of the proposed sale and the attached ordinance prepared by GSD stating the terms and conditions of the sale, which has been approved by the City Attorney as to form and legality. Additional discussion is included in the Findings section of this report.

## **RECOMMENDATIONS**

That the City Council, subject to the approval of the Mayor:

1. Determine that a portion of the City-owned property located at 3410 S. La Cienega Boulevard is no longer required for City use and that the public interest is best served by the direct sale of the property;
2. Adopt the attached Ordinance relative to the sale of the property, without calling for bids, to the Los Angeles County Metropolitan Transportation Authority for the adjusted sale price of \$3,172,915; and,
3. Instruct the Department of General Services to complete the transactions as outlined in the Ordinance, and process the necessary documentation to effectuate the sale and deposit the proceeds, over and above the expenses, into the appropriate accounts, as directed by the Los Angeles Administrative Code.

## **FISCAL IMPACT STATEMENT**

The Los Angeles County Metropolitan Transportation Authority will purchase the property for the adjusted sale price of \$3,172,915, which will be deposited into the Sewer Construction Maintenance Fund 208/50. There is no impact on the General Fund. The proposed transaction is in accordance with Charter Section 385 Sale of Property, Los Angeles Administrative Code Section 7.22 Recommendations Required of City Departments and 7.27 Private Sale, and California Government Code Section 54220 Surplus Land, which establishes the basic guidelines for the sale of City-owned surplus property.

## FINDINGS

### 1. Background

The City acquired the 54,000 square-foot City Property in March 2000 for \$3.6 million from the Trustee of the Perl Family Trust. The acquisition was funded by the Sewer Construction and Maintenance Fund.

The property was originally purchased to serve as a shaft site for the construction of the East Central Interceptor Sewer, which was completed in 2004. In addition, the City Property is used as an air treatment facility (ATF) for sewer odor control to meet the requirements of the Collection Systems Settlement Agreement between the City and the Environmental Protection Agency, Los Angeles Regional Water Quality Control Board, Santa Monica Baykeeper and other community groups.

A portion (Surplus Property) of the City Property is proposed for sale to the Los Angeles County Metropolitan Transportation Authority (MTA), beginning at the northwesterly corner, and described in the proposed ordinance. The Bureau of Engineering has determined that the Surplus Property is not located in an area of stateside interest or potential area of critical concern as identified in the Governor's Environmental Goals and Policy Report, prepared pursuant to Government Code Section 65041. The sale of this property would allow MTA to build a five-story parking structure that will foster transit ridership among commuters from nearby residential neighborhoods. The sale of the Surplus Property required a redesign and relocation of the ATF because the MTA needed the additional space. In return, the MTA agreed to reimburse the City \$407,083 for the redesign and relocation costs. The City agreed to compensate MTA for construction costs related to the preservation of the existing water and sewer lines and construction of an easement for ingress/egress on Jefferson Boulevard. The total construction cost to be compensated by the City is \$499,168. The total sale price of 3,265,000 is adjusted to reflect the abovementioned construction costs. Thus, the negotiated sale price for the property is \$3,172,915.

### 2. Public Interest

Most surplus property is sold at public auction to the highest bidder. However, it is recommended that the Council find that this direct sale is in accordance with the terms of Los Angeles Administrative Code Section 7.27. This section of the Code states that, in some cases, the "Council may determine that the public interest or necessity require the sale, conveyance or exchange of real property owned by the City or . . . of any City interest in the real property without notice of sale or advertisement for bids. In the event of such determination the Council may, by ordinance adopted by the vote of at least two-thirds of all its members authorize the execution of such deed . . . or other instrument as may be necessary to effect such a sale . . ." Accordingly, GSD proposes that a determination of public interest be made, and the direct sale of the property be approved to allow the development of a five-story parking garage for the Exposition Corridor Light Rail Transit.

### 3. Terms of Sale

The following are the terms of sale:

- The sale price of \$3,265,000 as negotiated between the MTA and the City has been adjusted to \$3,172,915 to reflect the ATF redesign reimbursement to the City and water and sewer line construction compensation by the City;
- The property will sell in "AS IS" condition and without any warranty as to fitness for use, fitness for particular use, by the City or obligation to correct any condition of the property; whether known before or after the date of the sale; and,
- The purchaser shall pay all escrow and incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer fees, title insurance fees, escrow fees, and any other real estate transaction taxes.

The following restrictions apply:

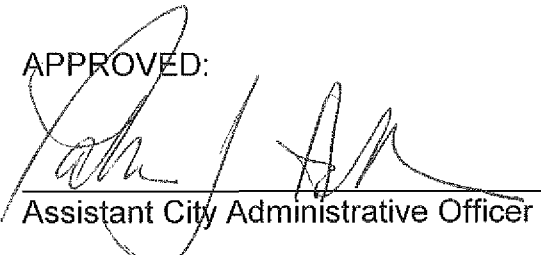
1. The City reserves all oil, gas, water and mineral rights except for the right to use the surface of the property or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals;
2. Except that a portion of the property described in Exhibit A of the proposed Ordinance is retained by the City;
3. The City reserves three easements as described in Exhibit A of the proposed ordinance;
4. 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; and,
5. Covenants, conditions, restrictions, encroachments, reservations, easements, 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 any interest in the fee to the adjacent streets which would otherwise pass with the conveyance.

#### 4. Property Description

The property for sale is the northwesterly portion located directly adjacent to the eastern platform of Jefferson and La Cienega, Los Angeles, APN 5047-018-901. The approximate square footage is 39,000. The property is zoned Commercial M1-1VL and is located within the West Adams – Baldwin Hills – Leimert Community Plan, in Council District 10. The surrounding vicinity consists of commercial and residential land use.

  
\_\_\_\_\_  
Delilah Puche, Administrative Analyst

APPROVED:

  
\_\_\_\_\_  
Assistant City Administrative Officer

MAS:DP:08110194c

Attachments

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 THREE MILLION, ONE HUNDRED SEVENTY TWO THOUSAND, NINE HUNDRED FIFTEEN DOLLARS (\$3,172,915.00).

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 construct and operate a parking facility to serve passengers of the rail line running adjacent to the property. 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 THREE MILLION, ONE HUNDRED SEVENTY TWO THOUSAND, NINE HUNDRED FIFTEEN DOLLARS (\$3,172,915.00) 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. The purchase price for the Property is THREE MILLION, TWO HUNDRED SIXTY FIVE THOUSAND DOLLARS (\$3,265,000.00) and shall be adjusted by reducing for the Construction Offset Costs ( $\$3,265,000 - \$499,168 = \$2,765,832$ ) and increasing for the Air Treatment Facility Redesign Costs ( $\$2,765,832 + \$407,083 = \$3,172,915$ ). The purchaser, LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, shall purchase only the westerly approximate 30,992 square feet of the Property, as more specifically described in the legal description attached as Exhibit A.

**Location:**

3410 South La Cienega Boulevard, Los Angeles CA 90016

**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.

EXCEPTING that portion of the Property that the City of Los Angeles is to retain as more specifically described in the legal description attached as Exhibit B.

RESERVING unto the City of Los Angeles the three (3) easements as described in the legal description attached as Exhibit A, Easement No. 1, Easement No. 2, and Easement No. 3.

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 all ordinances, 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.

As part of the sale, the LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY will deed to the City of Los Angeles an Ingress/Egress easement as described in the legal description attached as Exhibit C.

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, 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 Sewer Construction and Maintenance Fund No. 208, Revenue Source Code No. 4540. 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, lot line adjustment fees, and any other real estate transaction taxes. Purchaser, at his own expense, may obtain any desired survey of the property.

Section 4. The purchaser, LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ("LACMTA"), together with EXPOSITION METRO CONSTRUCTION AUTHORITY ("EXPO AUTHORITY") and FCI FLUOR PARSONS ("FFP"), have entered into a



Revocable Right of Entry dated September 3, 2009 pursuant to which the City, under specified terms and conditions, allows purchaser, EXPO, and FCI use of the Land for work associated with the construction of a 5-story parking garage structure for the Exposition Rail Line.

Section 5. 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.

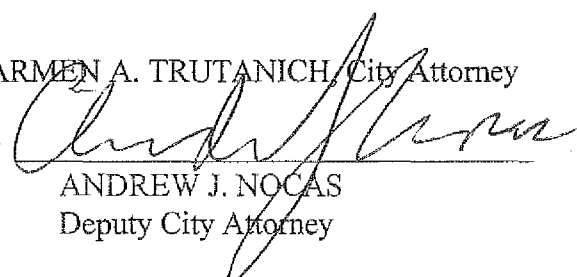
I hereby certify that the foregoing Ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all its members, at its meeting of \_\_\_\_\_.

APPROVED AS TO FORM AND LEGALITY:

CARMEN A. TRUTANICH, City Attorney

JUNE LAGMAY, City Clerk

By



ANDREW J. NOCAS  
Deputy City Attorney

Name: \_\_\_\_\_

Deputy

Dated March 3, 2011

File No 09-1036

\_\_\_\_\_  
ANTONIO VILLARAIGOSA, Mayor

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 1**

That portion of the land in the Rancho Cienega O'Paso De La Tijera, in the City of Los Angeles, County of Los Angeles, State of California, as described in the Grant Deed recorded on March 8, 2000 as Instrument No. 00-0347121, Official Records of said County, described as follows:

Beginning at the southwesterly corner of Parcel 1-06-02.1 of said deed, said southwesterly corner being a point on the easterly line of La Cienega Boulevard, 100.00 feet wide; thence along said easterly line North 2°31'16" East 185.41 feet to the southerly line of the Southern Pacific Railroad Right of Way, as described in said deed; thence along said southerly line South 83°39'00" East 173.70 feet; thence South 6°20'40" West 185.00 feet to a line parallel with and distant 185.00 feet southerly measured at right angles from said southerly line; thence along said parallel line North 83°39'00" West 161.34 feet to the Point of beginning.

Containing approximately 30,992 square feet

**SUBJECT** to all ordinances, covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of ways of record

**RESERVING** unto the City of Los Angeles the following 3 easements thereof:

**EASEMENT No. 1 – PIPELINE SUBSURFACE EASEMENT**

That portion of said above Parcel 1, being a strip of land 30.00 feet wide, lying 15.00 feet on each side of the following described line:

Beginning at a point on the centerline of Jefferson Boulevard, 80.00 feet wide, said point being distant South 83°39'00" East 512.33 feet measured along said centerline from the intersection with the centerline of La Cienega Boulevard, 100.00 feet wide; thence South 60°24'09" West 307.15 feet to the beginning of a curve concave southeasterly having a radius of 500.00 feet; thence southwesterly along said curve an arc distance of 436.79 feet through a central angle of 50°03'09" to a point on the centerline of Corbett Street, 60.00 feet wide, distant South 86°25'58" East 23.36 feet measured along last said centerline from said centerline of La Cienega Boulevard.

The vertical limits of the easement shall extend 8.50 feet above and below the outside wall of the pipeline structure lying within the above-described strip

Containing approximately 4,703 square feet

EASEMENT No. 2 – VENT PIPE UTILITY EASEMENT

That portion of said above Parcel 1, lying easterly, southerly and westerly of the following described line:

Commencing at the northwesterly corner of said Parcel 1; thence along the northerly line thereof South 83°39'00" East 173.70 feet; thence South 6°20'40" West 173.72 feet to a point in a line lying parallel with and distant 11.28 feet northerly measured at right angles from the southerly line of said Parcel 1, said point being the TRUE POINT OF BEGINNING; thence along said parallel line North 83°39'00" West 2.50 feet; thence South 6°20'40" West 2.95 feet to a line lying parallel with and distant 8.33 feet northerly measured at right angles from said southerly line; thence along last said parallel line North 83°39'00" West 159.41 feet to the westerly line of said Parcel 1; thence North 6°20'22" East 129.58 feet; thence North 40°06'44" West 12.69 feet to the westerly line of said Parcel 1

EXCEPTING therefrom the southerly 3.00 feet Utility Easement described in the deed recorded May 14, 1956 as Instrument No. 3339 in Book 51177 Page 34, Official Records in said County Recorder's office

ALSO EXCEPTING therefrom any portion lying within the Easement No. 1 of this description

Containing approximately 1,279 square feet

EASEMENT No. 3 – BYPASS TUNNEL SUBSURFACE EASEMENT

That portion of said above Parcel 1, being a strip of land 7.00 feet wide, lying 3.50 feet on each side of the following described line:

Commencing at the northwesterly corner of said above Parcel 1; thence along the westerly line thereof South 2°31'16" West 47.53 feet to the TRUE POINT OF BEGINNING; thence South 40°22'04" East 115.94 feet to a point hereafter referred to as Point "A."

TOGETHER with that portion of said above Parcel 1, being a strip of land 10.25 feet wide, lying 5.125 feet on each side of the following described line:

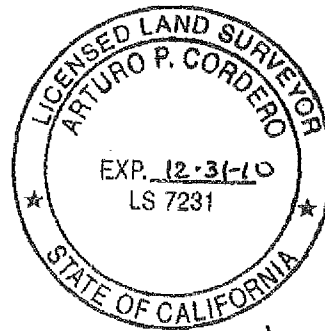
Beginning at said Point "A"; thence South 40°22'04" East 5.66 feet to the northwesterly sideline of said above Easement No. 1 of this description

The sideline of last said strip shall be lengthened or shortened as to terminate northwesterly on said westerly line and southeasterly on said northwesterly sideline of said above Easement No. 1 of this description

The vertical limits of this easement shall extend 1.00 foot above and below the outside wall of the pipeline structure lying within the above described strip

Containing approximately 786 square feet

All as shown on Exhibit "A1" attached hereto and by this reference made a part thereof



*[Handwritten signature]*  
9/23/10

EXHIBIT "A1"  
SHEET 1 OF 2

P.O.B. OF  
EASEMENT No. 1

SET S&W PER TIES  
PER 120-173 P.166

JEFFERSON  
BLVD.

JEFFERSON  
BOULEVARD N 83°39'00" W 512.33'

VARIES

VARIES

LACTC MTA R/W

SOUTHERN  
PACIFIC  
RAILROAD  
R/W

BOULEVARD

554.25'  
S 2°31'16" W

185.41'  
S 2°31'16" W

299.70' N 83°39'00" W

173.70'  
S 83°39'00" E

PARCEL 1  
30,992 sq ft

R.O. CIENEGA  
O'PASO DE LA TIJERA

PAT. 1 - 259

PARCEL 1-06-02.1

N'LY LINE OF 3 FOOT UTILITY EASEMENT  
TO PACIFIC TELEPHONE  
AND TELEGRAPH CO., ITS SUCCESSORS  
AND ASSIGNS, RECORDED  
MAY 14, 1956 AS INSTRUMENT NO. 3339 IN  
BOOK 51177 PAGE 34  
OF OFFICIAL RECORDS.

P.O.B.

161.64'  
S 83°39'00" E

287.34'  
N 83°39'00" W

SEE SHEET 2 OF 2 FOR DETAIL

35 FEET EASEMENT FOR DRIVEWAY &  
SANITATION SEWER PURPOSES

LA CIENEGA

C/L

100'

CORBETT AVENUE

30'

L=190.51'  
R=1800.72'

FD. S.S.M. PER  
120-173 P.104

23.36'  
N 86°25'58" W

C/L

NOT TO SCALE



EXHIBIT "A1"

SHEET 2 OF 2

LACTC M

T.P.O.B. OF  
EASEMENT No. 3

47.53'  
S 2°31'16" W

173.70' S 83°39'00" E

12.69'  
N 40°06'44" W

PARCEL 1

30,992 sq ft

185.41' S 2°31'16" W

129.58' N 6°20'22" E

115.94' S 40°22'04" E

3.50'  
7.00'

SEE DETAIL "A"

POINT "A"

EASEMENT No. 1  
R=500.00'

L=436.79'

185.00' S 6°20'40" W

PARCEL

1-06-021

2.50'  
S 83°39'00" E  
2.95'  
S 6°20'40" W

T.P.O.B. OF  
EASEMENT No. 2

159.41'

S 83°39'00" E

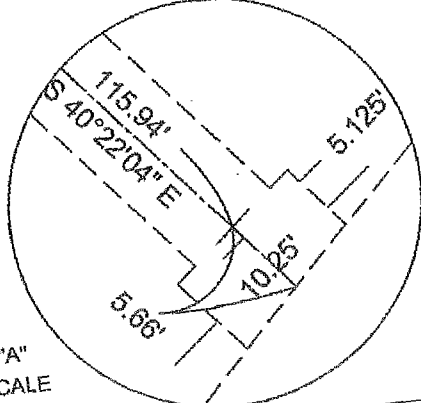
3'

161.37'

S 83°39'00" E

8.33'

5.33'



DETAIL "A"  
NOT TO SCALE



NOT TO SCALE

**EXHIBIT "B"**

**LEGAL DESCRIPTION**

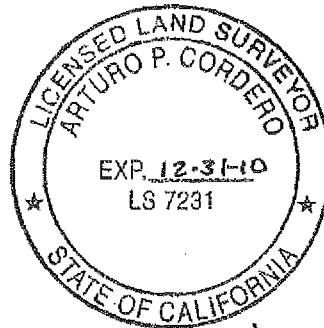
**PARCEL 2**

That portion of the land in the Rancho Cienega O'Paso De La Tijera, in the City of Los Angeles, County of Los Angeles, State of California, as described in the Grant Deed recorded on March 8, 2000 as Instrument No. 00-0347121, Official Records of said County, lying easterly of the following described line:

Commencing at the northwesterly corner of Parcel 1-06-02.1 of said Grant Deed; thence along the northerly line of said parcel South 83°39'00 East a distance of 173.70 feet to the TRUE POINT OF BEGINNING; thence South 6°20'40" East 185.00 feet to the southerly line of said parcel 1-06-02.1

Containing approximately 23,310 square feet

All as shown on Exhibit "B1" attached hereto and by this reference made a part thereof.



*[Handwritten signature]*  
9/23/10

EXHIBIT "B1"

SET S&W PER TIES  
PER 120-173 P. 169

JEFFERSON  
BLVD.

JEFFERSON  
BOULEVARD

BOULEVARD

LACTC MTA R/W

173.70'  
S 83°39'00" E

T.P.O.B.

299.70'  
N 83°39'00" W

307.15  
S 60°24'09" W

R.O. CIENEGA  
O'PASO DE LA TIJERA

PAT. 1-259

PARCEL 2  
23,310 sq ft

PARCEL 1-06-021

185.00'  
N 06°20'40" E

NLY LINE OF 3 FOOT UTILITY EASEMENT  
TO PACIFIC TELEPHONE  
AND TELEGRAPH CO., ITS SUCCESSORS  
AND ASSIGNS, RECORDED  
MAY 14, 1956 AS INSTRUMENT NO. 3339 IN  
BOOK 51177 PAGE 34  
OF OFFICIAL RECORDS.

35 FEET EASEMENT FOR DRIVEWAY &  
SANITATION SEWER PURPOSES

CORBETT AVENUE

LA CIENEGA

23.36'  
N 88°25'58" W



NOT TO SCALE

FD. S.S.M.F  
120-173 P.



**EXHIBIT "C"**

**LEGAL DESCRIPTION**

**Ingress/ Egress Easement**

That portion of that certain strip of land 100.00 feet wide, in the City of Los Angeles, County of Los Angeles, State of California, designated as "SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY" on the map of Tract No. 12183, recorded in Book 233, page 8 and 9 of Maps in the office of the County Recorder of said county, bounded and described as follows:

Beginning at a point on the northerly line of Parcel 1 described in the Deed recorded on March 6<sup>th</sup>, 1950 as Document No. 253 of Official Records in said County Recorder's office, said northerly line being the southerly line of said railroad right of way, distant North 83°26'53" West 48.83 feet measured along said northerly line from the northeasterly corner of said Parcel 1, said point also being the beginning of a non-tangent curve concave to the southwest having a radius of 25.00 feet, a radial line of said curve to said point bears South 86°21'39" East; thence northerly along said curve through a central angle of 48°38'02" an arc distance of 21.22 feet to the beginning of a reverse curve concave to the northeast having a radius of 25.00 feet; thence northerly along last said curve through a central angle of 51°32'58" an arc distance of 22.49 feet; thence tangent to last said curve North 6°33'32" East 58.59 feet to the southerly line of Parcel No. 1 as described in the Public Street Easement Deed to the City of Los Angeles, recorded on March 28, 1963 as Document No. 1814 in Book D1970 Page 160 of Official Records in said County Recorder's office, last said southerly line now being the southerly sideline of Jefferson Boulevard; thence westerly along said southerly sideline of Jefferson Boulevard to a line parallel with and distant 34.00 feet westerly measured at right angles from hereinabove mentioned line having a bearing of 6°33'32" and distance of 58.59 feet; thence along said parallel line South 6°33'32" West 56.63 feet to the beginning of a tangent curve concave to the northeast having a radius of 59.00 feet; thence southerly along last said curve through a central angle of 39°57'15" an arc distance of 41.14 feet to said northerly line of Parcel 1 of Document No. 253; thence southeasterly along last said northerly line 39.10 feet to the point of beginning

*Containing approximately 3,401 square feet*

All as shown on Exhibit "C1" attached hereto and by this reference made a part thereof.



*9/23/10*

# EXHIBIT "C1"

JEFFERSON  
BOULEVARD

NOT TO SCALE

1073.43'  
N 83°26'53" W

JEFFERSON  
BLVD.

LA CIENEGA  
BOULEVARD

554.25'  
S 2°44'22" W

35.16  
S 2°44'22" W

185.41  
S 2°44'22" W

ORD 178125

AREA OF WESTERN PORTION  
TO BE SOLD:  
29696 ± S.F.

3.00'  
161.37  
S 83°26'53" E

287.34'  
N 83°26'53" W

185.00'  
S 6°33'07" W

AIR TREATMENT  
FACILITY SITE  
53000 ± SQ. FT.  
1.22 ± ACRES

185.00'  
N 06°33'07" E

R=25.00' (RAD)  
S 86°21'39" E

P.O.B.  
NORTHEASTERLY CORNER  
OF PARCEL 1 OF O.R. 253

173.70'  
S 83°26'53" E

299.67  
N 83°26'53" W

R=59.00'  
Delta=39°57'15"  
L=41.14'

56.63'

58.59'

R=25.00'  
Delta=32°25'58"  
L=22.49'

R=25.00'  
Delta=48°38'02"  
L=21.22'

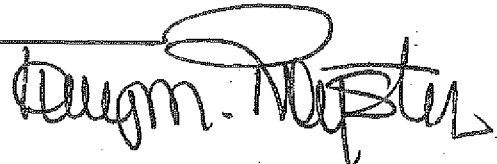


**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 2, 2009

TO: Raymond P. Ciranna, Interim City Administrative Officer  
Office of the City Administrative Officer  
Attention: Terry Sauer, Chief Administrative Analyst

FROM: Tony M. Royster, General Manager  
Department of General Services



SUBJECT: REVIEW OF PROPOSED DIRECT SALE OF PORTION OF CITY PROPERTY  
AT 3410 S. LA CIENEGA BOULEVARD TO L.A. COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY FOR EXPOSITION LIGHT RAIL PROJECT,  
APN 5047-018-901 (PORTION) - CD 10

The General Services Department has undertaken a program to sell all surplus City-owned property in order to return it to the tax rolls as well as to generate revenue for the City. Most surplus property is sold at a public auction to the highest bidder. In some cases, as defined in Los Angeles Administrative Code (LAAC) Section 7.27, the "Council may determine that the public interest or necessity requires the sale, conveyance, or exchange of real property owned by the City or... of any City interest in the real property without notice of sale or advertisement for bids. In the event of such determination the Council may, by ordinance adopted by the vote of at least two-thirds of all of its members authorize the execution of such deed...or other instrument as may be necessary to effect such sale..."

Section 7.22 (d) of the LAAC also provides that "... the City Administrative Officer shall review the proposed direct sale and recommend to the Council upon its propriety." The Asset Management Division of this Department is currently processing a possible direct sale of a portion of the property to the Los Angeles County Metropolitan Transportation Authority (LACMTA), an adjoining owner.

The subject property is under the jurisdiction of the Bureau of Sanitation (BOS) and a portion of which is under construction for BOS' Air Treatment Facility (ATF) (APN 5047-018-901). A portion of the property is required by the LACMTA for a parking garage for its Mid-Exposition Light Rail Line. The net proceeds of the sale will be deposited back into the Sewer Construction Maintenance fund.

Honorable Herb J. Wesson, Jr., Councilmember 10<sup>th</sup> District, supports the proposed sale of this property. A Motion granting a Right of Entry to the property pending completion of sale is attached as well as documentation and/or approvals obtained in accordance with LAAC Sections 7.22 and 7.23 for this surplus property.

**SURPLUS PROPERTY (DIRECT SALE) CHECKLIST**  
**DOCUMENT TO BE SUBMITTED TO CAO'S OFFICE**  
**WITH OUR REQUEST FOR REVIEW**

2011 MAY 16 PM 4: 24

APN: 5047-018-901 ADDRESS: 3410 La Cienega Boulevard, Los Angeles, CA  
 CD 10 C.F. 09-1036

1	Assessor Parcel Map Navigate LA Map / IMAP LA Map Photo if necessary	Exhibit I Right of Entry in process to allow MTA/Expo to use and construct on property pending approval & completion of sale
2	54220 Notices	Exhibit II
3	City Title Report	Exhibit III – provided by MTA dated 6/18/08
4	Legal Description	Exhibit IV – legals provided by MTA consultant; BOE to review
5	Building & Safety Records	N/A
6	BOE Environment Report	Exhibit V - MTA already conducted a Phase II as part of their overall light rail project
7	Planning Approval (50 days waivers acceptance)	In process.
8	Council District Approval	Exhibit VI – See Motion (CF 09- 1036)
9	Appraisal Report	Exhibit VII – negotiated sale price - \$3,265,000
10	Draft Ordinance	To be transmitted once legal description is reviewed/revised by BOE Survey
11	Detail on Source of Funds / Account used to purchase Property	SCM Fund
12	Detail of Fund, Account to deposit sale proceeds	SCM Fund
13	Benefits to City	Will allow construction of a parking garage for the Expo Light Rail riders
14	Special Circumstances	

# EXHIBIT I

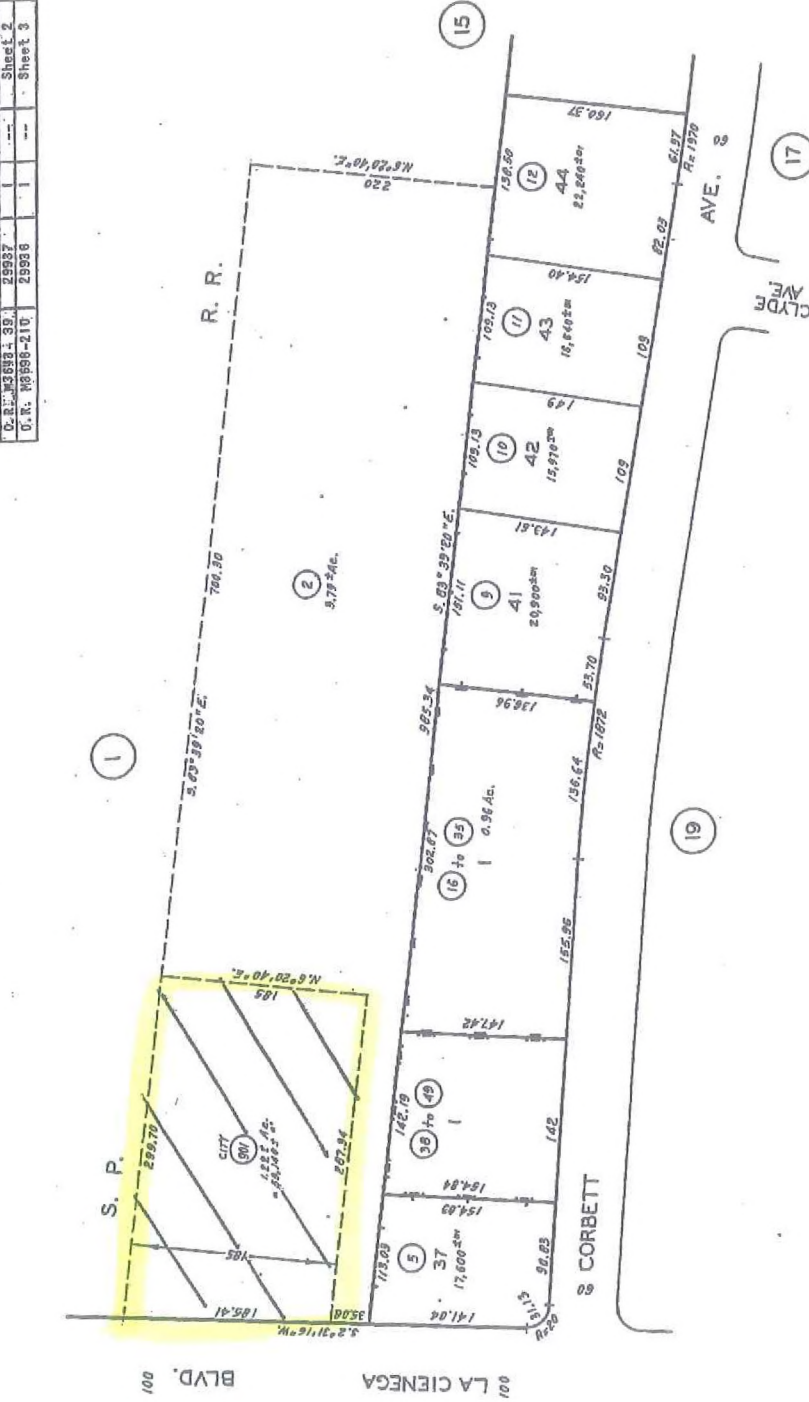
20001150701501-25

5047 18 SHEET I  
SCALE 1" = 100'

2001

The assessment of units in the following Condominium Plan, includes all rights and interests in the common areas, as set forth in deeds of record.

Condominium Plan Reference	Tract No.	Units of Airspace	Common Area	Subdivision of Airspace
D.R. 103898-139	29937	---	---	Sheet 2
D.R. 103898-210	29938	---	---	Sheet 3



RANCHO CIENEGA OF PASO DE LA TIJERA  
P. 1-259  
TRACT NO. 14457 M. B. 309 - 25 - 27  
CONDOMINIUM  
TRACT NO. 29937 M. B. 803 - 25 - 26  
CONDOMINIUM  
TRACT NO. 29936 M. B. 804 - 56 - 57

CODE 67

FOR PREV. ASS'N. SEE 5047-18

NOV 15 2000  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

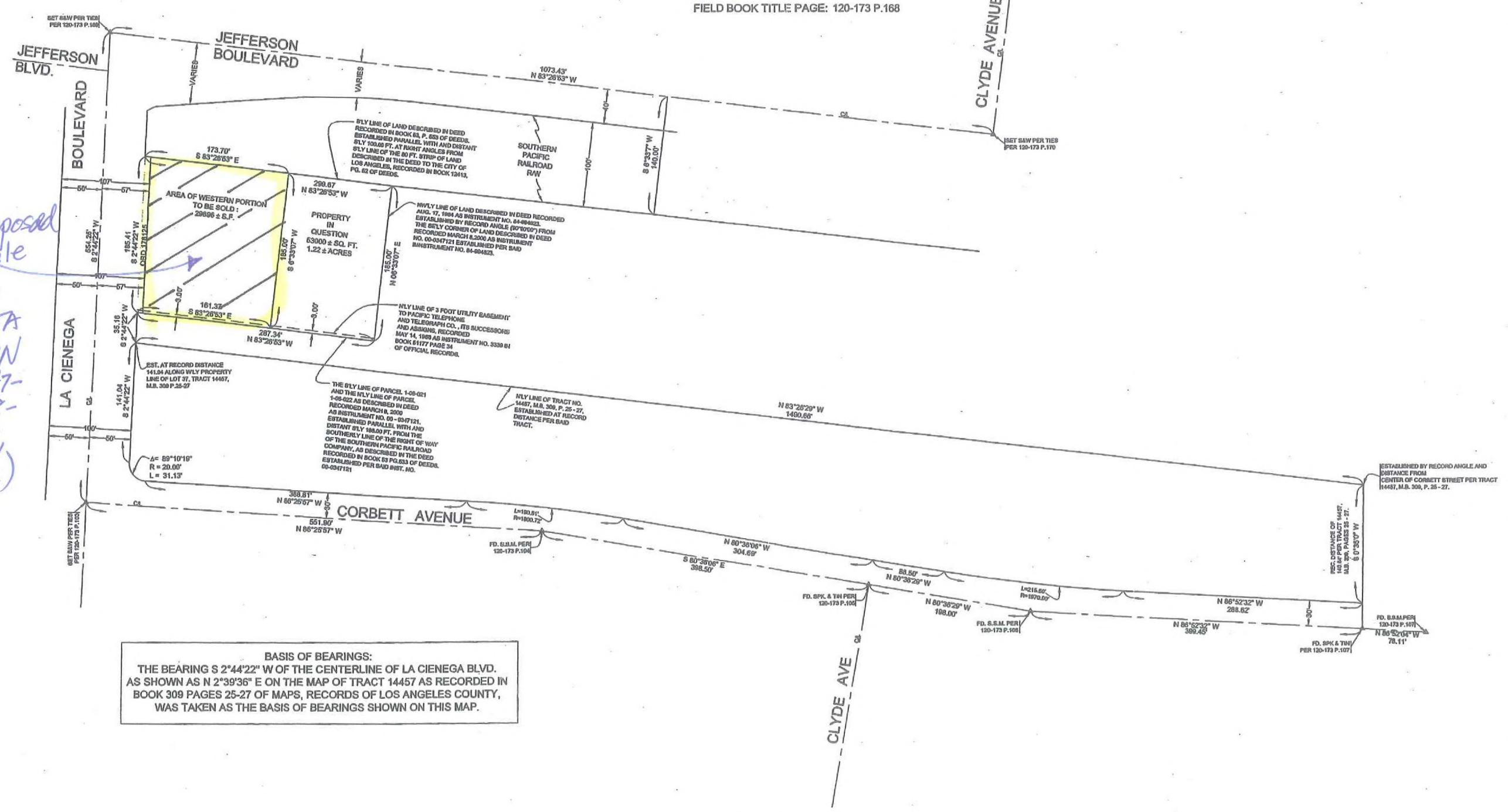
# BOUNDARY SURVEY NOS/ECIS & ATF SITE

EXHIBIT I

**NOTE:**  
THIS MAP IS A DUPLICATE OF THE SURVEY DEPICTED ON MAP # A-21058, FILED IN THE BUREAU OF ENGINEERING, CENTRAL RECORDS SECTION, CITY OF LOS ANGELES.

W.O. SZC11547 SURVEY NO. 80045  
 SURVEYED BY: MORRISON  
 DATE: 12/11/2008  
 SCALE IN FEET  
 SCALE: 1"=60'  
 FIELD BOOK TITLE PAGE: 120-173 P.168

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



**BASIS OF BEARINGS:**  
 THE BEARING S 2°44'22" W OF THE CENTERLINE OF LA CIENEGA BLVD. AS SHOWN AS N 2°39'36" E ON THE MAP OF TRACT 14457 AS RECORDED IN BOOK 309 PAGES 25-27 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

*Proposed sale to MTA (APN 5047-018-901, Por.)*

**CITY OF LOS ANGELES**

**DEPARTMENT OF PUBLIC WORKS**

**BUREAU OF ENGINEERING**

INDEX NO. A-21058

SURVEY NO. 80045

DATE: 12/11/2008

P.L.S.: 789

SUPERVISOR: STRAZZELLA

FIELD SURVEYOR: MORRISON

DRAWN BY: ROSENBERG & CHEVALER

CHECKED BY: STRAZZELLA

APPROVED BY: *[Signature]*

SHEET TITLE: PROPERTY SURVEY

PROJECT: BOUNDARY SURVEY NOS/ECIS & ATF SITE

ADDRESS:

WORK ORDER NO. SZC11547

DRAWING NO. 1

SHEET 1 OF 1 SHEETS

EXHIBIT II

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 13, 2008

TO: Mercedes M. Marquez, General Manager  
Los Angeles Housing Department  
1200 W. 7th Street, 9th Floor, MS 958  
Los Angeles, CA 90017  
Attention: Yolanda Chavez, AGM  
MS 958

FROM:  *Lourdes P. Owen*  
Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

SUBJECT: **PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY IN COUNCIL DISTRICT 10, VIC. OF LA CIENEGA & JEFFERSON BOULEVARDS, LOS ANGELES (APN 5047-018-901)**

The Asset Management Division is processing the City-owned property ("Property") identified on the attached assessor map (Exhibit A) to be declared surplus for sale to MTA. The Property is located in the vicinity of La Cienega and Jefferson Boulevards, Los Angeles.

This information is supplied in advance of the sale in compliance with the provisions of Section 54220 through 54232 of the Government Code to give you an opportunity to purchase the Property at market value.

Section 54220 provides as follows ... that surplus land, prior to disposition should be made available for park and recreation purposes, for open space purposes, or for low and moderate income housing purposes.

Please return a signed copy of this letter and the spreadsheet to Room 201, City Hall South, Asset Management Division, attention Property Manager. Your response within 60 days of this letter is sincerely appreciated. Should you need additional information, please contact me at (213) 922-8502.

Attachment

HDC RECOMMENDATION:  I have no objections to the proposed sale.  
Comments: -ADJACENT TO AQUA LINE RIGHT OF WAY,  
BUT A FORMER INDUSTRIAL SITE  
ZONED FOR HEAVY COMMERCIAL.

I object to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Yolanda Chavez, AGM, LAHAD 06/20/08*


Tom - a  
interest  
B  
6-18-08

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

2008 JUN 13 10:07 AM

DATE: June 13, 2008

TO: Michael Perez, General Manager  
Department of Fire & Police Pensions  
360 E. 2nd St., Ste 400, MS 390  
Los Angeles, CA 90012

FROM:   
Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

SUBJECT: **PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY IN COUNCIL DISTRICT 10, VIC. OF LA CIENEGA & JEFFERSON BOULEVARDS, LOS ANGELES (APN 5047-018-901)**


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Attachment

 7-7-08  
I have no objections to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ I object to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 13, 2008

TO: Richard L. Benbow, General Manager  
Community Development Department  
1200 W. 7th Street, 6th Flr., MS 854  
Los Angeles, CA 90017  
Attention: Robert Sainz, AGM  
Economic Development Division

FROM: *Louderes P. Owen*  
Louderes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

SUBJECT: **PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY IN COUNCIL DISTRICT 10, VIC. OF LA CIENEGA & JEFFERSON BOULEVARDS, LOS ANGELES (APN 5047-018-901)**

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Attachment

*RS* I have no objections to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_

*RS* I object to the proposed sale.  
Comments: *No objections.* \_\_\_\_\_  
*RTS* \_\_\_\_\_

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

RECEIVED

JUN 19 2008

LACERS EXECUTIVE OFFICE

DATE: June 16, 2008

TO: *THOMAS MONTES, INTERIM*  
Robert Aguillo, Jr., General Manager *TM*

LACERS  
360 E. 2nd St., Ste 800, MS 175  
Los Angeles, CA 90012-4207

Attention:  
*Lourdes P. Owen*

FROM: Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

SUBJECT: **PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY IN  
COUNCIL DISTRICT 10, VIC. OF LA CIENEGA & JEFFERSON  
BOULEVARDS, LOS ANGELES (APN 5047-018-901)**

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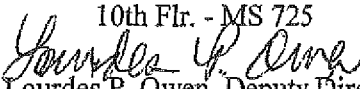
I have no objections to the proposed sale. *Thomas Montes*  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I object to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 13, 2008

TO: Rita L. Robinson, General Manager  
Department of Transportation  
100 S. Main Street, 10th Flr., MS 725  
Los Angeles, CA 90012  
Attention: Jay Kim, Sr. Transportation Engineer  
Bureau of Planning and Land Use Development 100 S. Main Street,  
10th Flr. - MS 725

FROM:   
Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

SUBJECT: **PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY IN COUNCIL DISTRICT 10, VIC. OF LA CIENEGA & JEFFERSON BOULEVARDS, LOS ANGELES (APN 5047-018-901)**

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\_\_\_\_\_ I have no objections to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ I object to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TONY M. ROYSTER  
INTERIM GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

# City of Los Angeles

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-0515

June 16, 2008

Cecilia Estolano, CEO  
Community Redevelopment Agency of the City of Los Angeles  
354 South Spring Street, Suite 800  
Los Angeles, CA 90013

Attention: Kathi Head, Relocation & Acquisition Manager

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – APN 5047-018-901,  
VICINITY OF LA CIENEGA BOULEVARD AND JEFFERSON BOULEVARD, CD 10**

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Sincerely yours,

Lourdes P. Owen, Deputy Director

Department of General Services, Asset Management Division

Enclosures

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 13, 2008

TO: Mercedes M. Marquez, General Manager  
Los Angeles Housing Department  
1200 W. 7th Street, 9th Floor, MS 958  
Los Angeles, CA 90017  
Attention: Yolanda Chavez, AGM  
MS 958

FROM: *Lourdes P. Owen*  
Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

SUBJECT: **PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY IN COUNCIL DISTRICT 10, VIC. OF LA CIENEGA & JEFFERSON BOULEVARDS, LOS ANGELES (APN 5047-018-901)**

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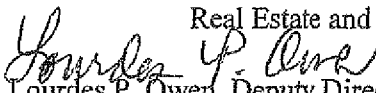
I object to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Yolanda Chavez, AGM, LAHAD 06/20/08*

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 13, 2008

TO: Jon K. Mukri, General Manager  
Department of Recreation and Parks  
1200 W 7th St., 7th Flr, MS 625  
Los Angeles, CA 90017  
Attention: Cid Macaraeg, Director  
Real Estate and Land Management, MS 682

FROM:   
Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

SUBJECT: **PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY IN COUNCIL DISTRICT 10, VIC. OF LA CIENEGA & JEFFERSON BOULEVARDS, LOS ANGELES (APN 5047-018-901)**

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Attachment

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Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ I object to the proposed sale.  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TONY M. ROYSTER  
INTERIM GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

# City of Los Angeles

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

June 16, 2008

Los Angeles Unified School District Facilities Services Division  
Leasing & Asset Management Unit  
333 South Beaudry Avenue, 23rd Flr.  
Los Angeles, CA 90017

Attention: Scott Graham, Director

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – APN 5047-018-901,  
VICINITY OF LA CIENEGA BOULEVARD AND JEFFERSON BOULEVARD, CD 10**

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Sincerely yours,

  
Lourdes P. Owen, Deputy Director

Department of General Services, Asset Management Division

Enclosures

TONY M. ROYSTER  
INTERIM GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

City of Los Angeles  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

June 16, 2008

California State Resources Agency  
1416 Ninth Street, Ste. 1311  
Sacramento, CA 95814-5111

Attention: Patrick Kemp, Financial Services

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – APN 5047-018-901,  
VICINITY OF LA CIENEGA BOULEVARD AND JEFFERSON BOULEVARD, CD 10**

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Please return a signed copy of this letter to Room 201, City Hall South, Asset Management Division, attention Property Manager. Your response within 60 days of this letter is sincerely appreciated. Should you need additional information, please contact me at (213) 922-8502.

Sincerely yours,

Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

Enclosures



TONY M. ROYSTER  
GENERAL MANAGER

# City of Los Angeles

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

June 16, 2008

Regional Planning Commission  
County of Los Angeles  
Open Space Section  
320 W. Temple Street  
Los Angeles, CA 90012

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – APN 5047-018-901,  
VICINITY OF LA CIENEGA BOULEVARD AND JEFFERSON BOULEVARD, CD 10**

The Asset Management Division is processing the City-owned property (“Property”) identified on the attached assessor map (Exhibit A) to be declared surplus for sale to MTA. The Property is located in the vicinity of La Cienega and Jefferson Boulevards, Los Angeles.

This information is supplied in advance of the sale in compliance with the provisions of Section 54220 through 54232 of the Government Code.

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Sincerely yours,

Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

Enclosures

TONY M. ROYSTER  
INTERIM GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

City of Los Angeles  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

June 16, 2008

Chief Executive Office of Los Angeles County  
Real Estate Division  
222 S. Hill St., 3rd Floor  
Los Angeles, CA 90012

Attention: Real Estate Manager

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY - APN 5047-018-901,  
VICINITY OF LA CIENEGA BOULEVARD AND JEFFERSON BOULEVARD, CD 10**

The Asset Management Division is processing the City-owned property ("Property") identified on the attached assessor map (Exhibit A) to be declared surplus for sale to MTA. The Property is located in the vicinity of La Cienega and Jefferson Boulevards, Los Angeles.

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Sincerely yours,

  
Lourdes P. Owen, Deputy Director

Department of General Services, Asset Management Division

Enclosures

TONY M. ROYSTER  
INTERIM GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

# City of Los Angeles

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

June 16, 2008

Santa Monica Mountains Conservancy  
5750 Ramirez Canyon Road  
Malibu, CA 90265

Attention: Joe Edmiston, Executive Director

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – APN 5047-018-901,  
VICINITY OF LA CIENEGA BOULEVARD AND JEFFERSON BOULEVARD, CD 10**

The Asset Management Division is processing the City-owned property ("Property") identified on the attached assessor map (Exhibit A) to be declared surplus for sale to MTA. The Property is located in the vicinity of La Cienega and Jefferson Boulevards, Los Angeles.

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Sincerely yours,

  
Lourdes P. Owen, Deputy Director

Department of General Services, Asset Management Division

Enclosures

TONY M. ROYSTER  
INTERIM GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

# City of Los Angeles

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

June 16, 2008

Los Angeles County Metropolitan Transportation Authority  
1 Gateway Plaza, MS 99-13-8  
Los Angeles, CA 90012

Attention: Velma Marshall, Director of Real Estate

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – APN 5047-018-901,  
VICINITY OF LA CIENEGA BOULEVARD AND JEFFERSON BOULEVARD, CD 10**

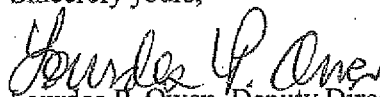
The Asset Management Division is processing the City-owned property (“Property”) identified on the attached assessor map (Exhibit A) to be declared surplus for sale to MTA. The Property is located in the vicinity of La Cienega and Jefferson Boulevards, Los Angeles.

This information is supplied in advance of the sale in compliance with the provisions of Section 54220 through 54232 of the Government Code.

Section 54220 provides as follows ... that surplus land, prior to disposition should be made available for park and recreation purposes, for open space purposes, or for low and moderate income housing purposes.

Please return a signed copy of this letter to Room 201, City Hall South, Asset Management Division, attention Property Manager. Your response within 60 days of this letter is sincerely appreciated. Should you need additional information, please contact me at (213) 922-8502.

Sincerely yours,

  
Lourdes P. Owen, Deputy Director

Department of General Services, Asset Management Division

Enclosures



**ORANGE COAST TITLE COMPANY  
BUILDER SERVICES/COMMERCIAL DIVISION  
3536 CONCOURS DRIVE #120  
ONTARIO, CA 91764**

<b>PRELIMINARY REPORT</b>
---------------------------

METRO TRANSIT AUTHORITY  
ONE GATEWAY PLAZA, 14<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012

Attention: LYNN BELL-ORONA  
Phone Number: (213) 922-2404

Escrow No.: 5047-018-901  
Title Order No: 140-761009-32

DATE: JUNE 18, 2008

In response to the above referenced application for a policy of title insurance, **Orange Coast Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy forms.

The printed exceptions and exclusions from the coverage of said policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office, which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

Dated as of JUNE 10, 2008 at 7:30 A.M.

MANNY VILLALOBOS  
TITLE OFFICER  
PHONE # 909-987-5433  
FAX # 909-297-2008

The form of Policy of Title Insurance contemplated by this report is:

PRELIMINARY REPORT

The premium for a Policy of Title Insurance, if issued will be based on:

CONTRACT RATE

**SCHEDULE "A"**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A FEE

**Title to said estate or interest at the date hereof is vested in:**

THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION

**The land referred to in this report is situated in the County of Los Angeles, State of California, and is described as follows:**

PARCEL 1:

THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 12562 PAGE 288, OFFICIAL RECORDS, WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 185.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 53 PAGE 553 OF DEEDS, THENCE S 83° 39' 20" E ALONG SAID PARALLEL LINE 287.34 FEET, THENCE N 6° 20' 40" E, 185.00 FEET TO SAID SOUTHERLY LINE OF SAID RIGHT OF WAY, THENCE N 83° 39' W ALONG SAID SOUTHERLY LINE 299.70 FEET TO THE EASTERLY LINE OF SAID 50 FOOT STRIP OF LAND, THENCE S 2° 31' 16" W ALONG SAID EASTERLY LINE, 185.41 FEET TO THE POINT OF BEGINNING.

EXCEPT ONE-HALF OF ANY DEPOSITS OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY TO DEVELOP SAME, AS RESERVED IN THE DEED FROM ARTESIAN WATER COMPANY, RECORDED MAY 8, 1942, IN BOOK 19285 PAGE 260, OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND SANITARY SEWER PURPOSES, OVER THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 12562 PAGE 288, OFFICIAL RECORDS WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 185.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 53 PAGE 553 OF DEEDS, THENCE S 83° 39' 20" E ALONG SAID PARALLEL LINE 287.34 FEET, THENCE S 6° 20' 40" W, 35.00 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY LINE OF TRACT 14457, RECORDED IN BOOK 309 PAGES 25 TO 27, INCLUSIVE OF MAPS, THENCE N 83° 39' W ALONG SAID NORTHERLY BOUNDARY LINE 285.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT 14457, WHICH CORNER ALSO IS A POINT IN THE EASTERLY LINE OF SAID 50 FOOT STRIP OF LAND, THENCE NORTHERLY ALONG SAID EASTERLY LINE, 35.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

## SCHEDULE "B"

At the date hereof exception to coverage in addition to the printed exceptions and exclusion contained in said policy form would be as follows:

- A. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2008-2009, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES. A LIEN NOT YET PAYABLE.
- B. ACCORDING TO THE LATEST AVAILABLE EQUALIZED ASSESSMENT ROLL IN THE OFFICE OF THE COUNTY TAX ASSESSOR'S PARCEL NUMBER(S) FOR THE HEREIN MENTIONED LEGAL DESCRIPTION IS 5047-018-901. IT IS A WHOLLY OWNED AND FULLY EXEMPTED GOVERNMENTAL PROPERTY.
- C. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ. OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITIES DISTRICTS AFFECTING SAID LAND, WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS.

ANY UNPAID AND/OR DELINQUENT BOND OR ASSESSMENT AMOUNTS WHICH MAY HAVE BEEN REMOVED FROM THE ROLLS OF THE COUNTY TAX ASSESSOR AND WHICH MAY HAVE BEEN REMOVED FROM THE TAX BILLS AND TAX DEFAULT REDEMPTION AMOUNTS.

- 1) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT  
 RECORDED: MARCH 15, 1949 IN BOOK 29594 PAGE 28, OFFICIAL RECORDS  
 FOR: SANITARY SEWER PURPOSES  
 IN FAVOR OF: CITY OF LOS ANGELES  
 AFFECTS: THE SOUTHERLY 15 FEET OF PARCEL 2
- 2) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT  
 RECORDED: AUGUST 10, 1955 IN BOOK 48618 PAGE 91, OFFICIAL RECORDS  
 FOR: RAILROAD PURPOSES  
 IN FAVOR OF: LYON VAN & STORAGE CO.  
 AFFECTS: THAT PORTION OF PARCEL 1, DESCRIBED AS FOLLOWS:  
  
 COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1; THENCE WESTERLY ALONG THE NORTHERN BOUNDARY OF SAID PARCEL 1 TO A POINT OF BEGINNING; THENCE EASTERLY ALONG A STRAIGHT LINE TO A POINT IN THE EASTERN BOUNDARY OF SAID PARCEL 1; DISTANT 9 FEET SOUTHERLY ALONG SAID EASTERN BOUNDARY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERN BOUNDARY OF SAID PARCEL 1, TO THE POINT OF BEGINNING.
- 3) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN INSTRUMENT  
 RECORDED: MAY 14, 1956 IN BOOK 51177 PAGE 34, OFFICIAL RECORDS.  
 FOR: POLE LINES AND CONDUITS  
 AFFECTS: THE SOUTHERLY 3 FEET OF PARCEL 1
- 4) A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF  
 AMOUNT: \$400,000.00  
 TRUSTOR: LEON PERL AND SONYA PERL, HUSBAND AND WIFE  
 TRUSTEE: UNITED CALIFORNIA BANK, A CALIFORNIA CORPORATION  
 BENEFICIARY: UNITED CALIFORNIA BANK, A CALIFORNIA CORPORATION  
 DATED: APRIL 18, 1977  
 RECORDED: APRIL 27, 1977 AS INSTRUMENT NO. 77-426379, OFFICIAL RECORDS.

--ITEM NO. 4 CONT--

## --ITEM NO. 4 CONT--

THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED  
 TO: STANDARD INSURANCE COMPANY, AN OREGON CORPORATION  
 BY ASSIGNMENT  
 RECORDED: APRIL 27, 1977 AS INSTRUMENT NO. 77-426382, OFFICIAL RECORDS.

- 5) AN UNRECORDED LEASE, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED, DISCLOSED BY ASSIGNMENT  
 LESSOR: LEON PERL AND SONYA PERL  
 LESSEE: TRANSPARENT PRODUCTS CORPORATION, A CALIFORNIA CORPORATION  
 RECORDED: APRIL 27, 1977 AS INSTRUMENT NO. 77-426380, OFFICIAL RECORDS

SAID LEASE HAS BEEN SUBORDINATED TO THE SUBJECT MATTER REFERRED TO IN THIS PARAGRAPH, BY THE PROVISIONS OF AN INSTRUMENT;

DATED: APRIL 19, 1977  
 EXECUTED BY: LEON PERL, SONYA PERL, HUSBAND AND WIFE, AND TRANSPARENT PRODUCTS CORPORATION  
 RECORDED: APRIL 27, 1977 AS INSTRUMENT NO. 77-426381, OFFICIAL RECORDS  
 SUBORDINATED TO: THE DEED OF TRUST INSURED HEREIN

- 6) AN UNRECORDED LEASE, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED, DISCLOSED BY NOTICE OF NON-RESPONSIBILITY  
 LESSOR: PERL FAMILY TRUST  
 LESSEE: SEI-JIM NOH; CHUNG S. NOH; DANIEL D. CHOUGH; HYON S. CHOUGH; CITY DESIGN, INC., A CALIFORNIA CORPORATION; AND DESIGN EXPRESS, A CALIFORNIA CORPORATION  
 TERM: NOT SHOWN  
 RECORDED: JULY 14, 1988 AS INSTRUMENT NO. 88-1110349, OFFICIAL RECORDS

7) INTENTIONALLY OMITTED.

- 8) A 5 FOOT POLE EASEMENT ON THE SOUTHERLY PORTION OF SAID LAND AS DISCLOSED BY AN INSPECTION OF SAID LAND.

9) INTENTIONALLY OMITTED.

- 10) THE EFFECT OF DOCUMENTS, PROCEEDINGS, LIENS, DECREES OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND, BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED AND WILL REQUIRE A STATEMENT OF INFORMATION FROM VESTEES IN ORDER TO COMPLETE THIS REPORT.

End of Schedule B

MV/CT



**"NOTES AND REQUIREMENTS SECTION"****Note No. 1**

"California state senate bill number 2319, effective January 1, 1991, requires that the buyer in all sales of California real estate, wherein the seller shows an out of state address, withhold 3 1/3 % of the total sales price as California state income tax, subject to the various provisions of the law as therein contained."

**NOTE NO. 2 PAYOFF INFORMATION:**

Note: this company does require current beneficiary demands prior to closing.

If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

- A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.
- B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.
- C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

**Note No. 3**

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

**Notice Regarding Your Deposit of Funds**

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow. If funds are to be deposited with **Orange Coast Title Company** by wire transfer, they should be wired to the following bank/account:

**BANK OF AMERICA  
100 WEST 33<sup>rd</sup> STREET  
NEW YORK, NY 10001  
ABA 026009593**

**ACCOUNT NO. 1235563445**

**CREDIT TO THE ACCOUNT OF ORANGE COAST TITLE BUILDER SERVICES**

PLEASE REFERENCE ORDER NO. 140-761009-32

AND MANNY VILLALOBOS, TITLE OFFICER

## Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed.

Thank you for your support of **Orange Coast Title Company**. We hope that this makes your job a little easier.

**Exhibit "A"**

## PARCEL 1:

THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 12562 PAGE 288, OFFICIAL RECORDS, WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 185.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 53 PAGE 553 OF DEEDS, THENCE S 83° 39' 20" E ALONG SAID PARALLEL LINE 287.34 FEET, THENCE N 6° 20' 40" E, 185.00 FEET TO SAID SOUTHERLY LINE OF SAID RIGHT OF WAY, THENCE N 83° 39' W ALONG SAID SOUTHERLY LINE 299.70 FEET TO THE EASTERLY LINE OF SAID 50 FOOT STRIP OF LAND, THENCE S 2° 31' 16" W ALONG SAID EASTERLY LINE, 185.41 FEET TO THE POINT OF BEGINNING.

EXCEPT ONE-HALF OF ANY DEPOSITS OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY TO DEVELOP SAME, AS RESERVED IN THE DEED FROM ARTESIAN WATER COMPANY, RECORDED MAY 8, 1942, IN BOOK 19285 PAGE 260, OFFICIAL RECORDS.

## PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND SANITARY SEWER PURPOSES, OVER THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY - 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (6/2/98) &**

**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/17/98) EXCLUSIONS FROM COVERAGE**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning: (a) building; (b) zoning; (c) Land use; (d) Improvements on Land; (e) Land division; (f) environmental protection. This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date. This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17, or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless (a) notice of exercising the right appears in the Public Records at the Policy Date; (b) the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks: (a) that are created, allowed, or agreed to by you, whether or not they appear in the Public Records; (b) that are known to you at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date; (c) that result in no loss to You; or (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8, d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right: (a) to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

**AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**

**EXCLUSIONS FROM COVERAGE**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: land use, improvements on the land, land division or environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless: a notice of exercising the right appears in the public records, on the Policy Date, the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks: that are created, allowed, or agreed to by you; that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records; that result in no loss to you; that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right: to any land outside the area specifically described and referred to in Item 3 of Schedule A ; OR in streets, alleys, or waterways that touch your land.

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)  
 WITH ALTA ENDORSEMENT-FORM 1 COVERAGE &  
 AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-17-92)  
 WITH ALTA ENDORSEMENT-FORM 1 COVERAGE  
 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to date of policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
  - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure: (a) to timely record the instrument of transfer; or of such recordation to impart notice to a purchaser for value or a judgement or lien creditor.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92) &  
 AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNER'S POLICY (10-17-92)  
 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure: (a) to timely record the instrument of transfer; or (b) of such recordation to impart notice to a purchaser for value or a judgement or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Instructions:

SCHEDULE B - EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records

## ORANGE COAST TITLE COMPANY PRIVACY POLICY

### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### Applicability

This Privacy Policy governs our use of the information you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer-reporting agency.

### Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

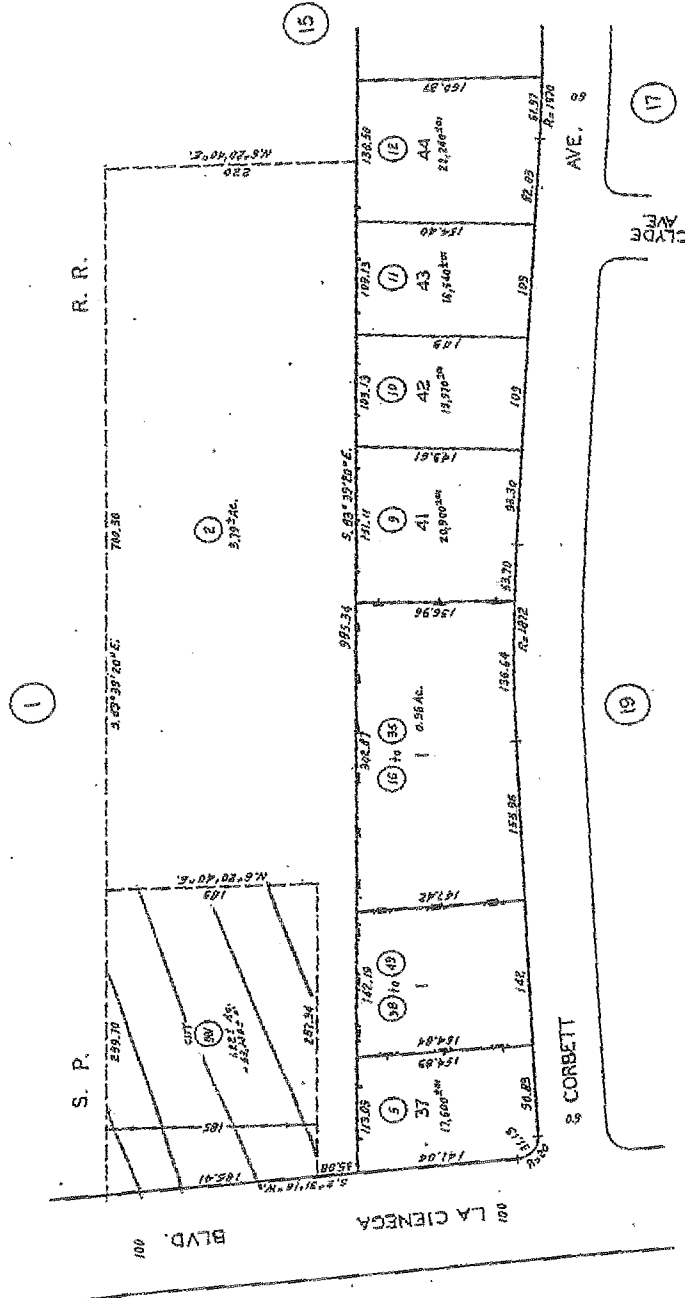
200PH1527275001-25

The assessment of units in the following Condominium Plan, includes all rights and interests in the common areas as set forth in the Declaration of Condominium.			
Condominium	Tract No.	Units	Sheet
150001	28937	1	Sheet 2
150002	28937	1	Sheet 3
150003	28937	1	Sheet 4
150004	28937	1	Sheet 5
150005	28937	1	Sheet 6
150006	28937	1	Sheet 7
150007	28937	1	Sheet 8
150008	28937	1	Sheet 9

2001

5047 18 SHEET 1 SCALE 1" = 100'

Document: 5047.18  
Printed on 6/17/2008 9:34:09 AM Provided by Data Trace System



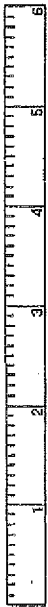
RANCHO CIENEGA O' PASO DE LA TIJERA  
 P. 1-259  
 M. B. 303 - 25 - 27  
 TRACT NO. 14457  
 CONDOMINIUM  
 M. B. 803 - 25 - 28  
 TRACT NO. 29937  
 CONDOMINIUM  
 M. B. 804 - 56 - 57  
 TRACT NO. 29935

CODE 67

FOR PREV. ASS'N SEE 5047-18

NOV 15 2000  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

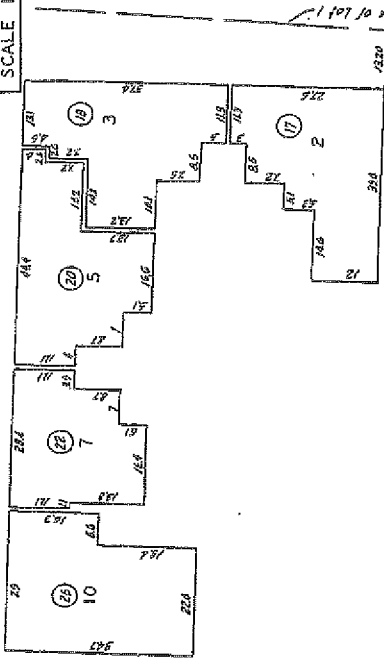
SCALE IN 1/32 OF AN INCH



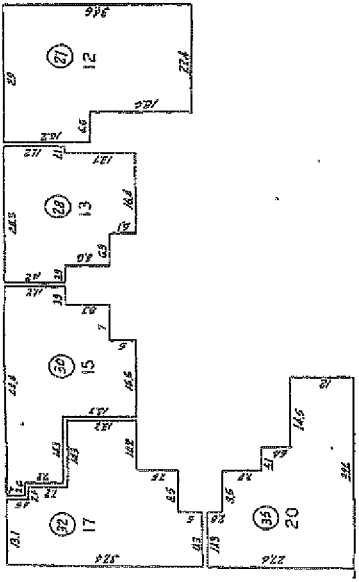
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5047 18  
SHEET 2  
SCALE 1" = 20'

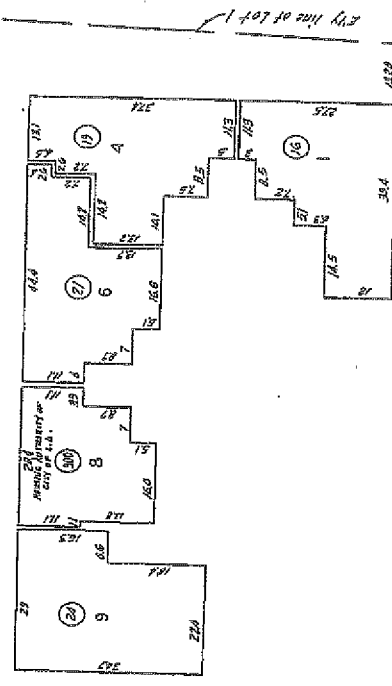
1999



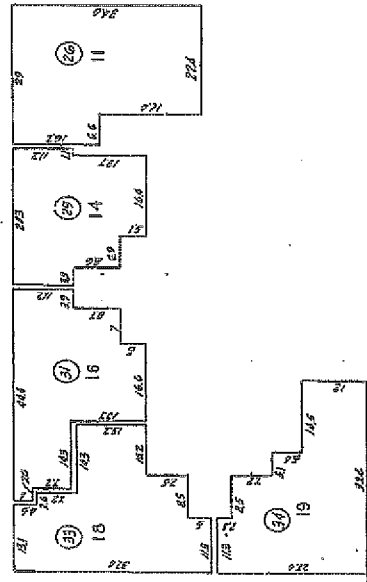
SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

CORBETT

CORBETT

ORDER MADE: Sep. in H. carb. Clason St. 2 fl. E.  
of R.C. Dist. 11. of La. Clason St. No. 13 - 0170  
- 2187-07-8700-070-9800  
All wall thicknesses are 6.50"

CONDOMINIUM  
SUBDIVISION OF AIRSPACE  
D.R. - M3643 - 39  
FOR TRACT NO. 29937

LEGEND: U.E. Upper Elevation  
L.E. Lower Elevation

For Square Area see notes on sheet 1.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.  
JAN 05 1999





## TITLE REPORT

DATE: May 25, 2009

APN: 5047-018-901

JOB TITLE: 3410 S. La Cienega Blvd.

Title to the Land hereinafter described is vested as follows:

Vestee: City of Los Angeles, a Municipal corporation

Grant deed: Recorded March 8, 2000 as instrument no. 00-347121 Official Records.

Grantors: Leon Perl, Trustee of the Perl Family Trust created under an unrecorded Declaration of Trust dated November 10, 1980

Return Address: City Clerk Mailbox

DTT: None.

Assessed value: \$ 292,846.00 2009

Land: \$ 292,846.00

Imp: None

Tax Parcel: 5047-018-901

Subject to:

1. General and Special County and City taxes for fiscal year 2008-2009
  - 1<sup>st</sup> Installment: not examined
  - 2<sup>nd</sup> Installment: not examined
2. Bonds and Assessments: not examined
3. An easement affecting the portion of said land and for the purposes stated herein and incidental purposes (No representation is made as to the present ownership of said easement)

In Favor of: City of Los Angeles

For: Sanitary sewer

Recorded: March 15, 1949 as instrument No. 2710 in Book 29594 Page 28 Official Records

Affects: A portion of said land more particularly described therein

4. An easement affecting the portion of said land and for the purposes stated herein and incidental purposes (No representation is made as to the present ownership of said easement)

In Favor of: Lyon Van & Storage Co.  
For: Railroad  
Recorded: August 10, 1955 as instrument No. 4154 in Book 48618 Page 91 Official Records  
Affects: A portion of said land more particularly described therein

5. An easement affecting the portion of said land and for the purposes stated herein and incidental purposes (No representation is made as to the present ownership of said easement)

In Favor of: The Pacific Telephone and Telegraph Company  
For: Pole line and conduits  
Recorded: May 14, 1956 as instrument No. 3339 in Book 51177 Page 34 Official Records  
Affects: A portion of said land more particularly described therein

8. The fact that said land is included within the First Amendment to the Crenshaw Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

Recorded: December 22, 1994 as Instrument No. 94-2258979 of Official Records

9. The fact that said land is included within the Mid-City Recovery Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

Recorded: May 16, 1996 as Instrument No. 96-771910, of Official Records

**If any of the above items contain any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin or ancestry, that restriction violates State and Federal Fair Housing Laws and is omitted, unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 12562 PAGE 288, OFFICIAL RECORDS, WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 185.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 53 PAGE 553, OF DEEDS; THENCE SOUTH 83 DEGREES 39 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE 287.34 FEET; THENCE NORTH 6 DEGREES 20 MINUTES 40 SECONDS EAST, 185.00 FEET TO SAID SOUTHERLY LINE OF SAID RIGHT OF WAY; THENCE NORTH 83 DEGREES 39 MINUTES 20 SECONDS WEST ALONG SAID SOUTHERLY LINE 299.70 FEET TO THE EASTERLY LINE OF SAID 50 FOOT STRIP OF LAND; THENCE SOUTH 2 DEGREES 31 MINUTES 16 SECONDS WEST ALONG SAID EASTERLY LINE, 185.41 FEET TO THE POINT OF BEGINNING.

EXCEPT ONE-HALF OF ANY DEPOSITS OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY TO DEVELOP SAME, AS RESERVED IN THE DEED FROM ARTESIAN WATER COMPANY, RECORDED MAY 8, 1942 AS INSTRUMENT No. 631 IN BOOK 19285 PAGE 260, OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND SANITARY SEWER PURPOSES, OVER THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 12562 PAGE 288, OFFICIAL RECORDS WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 185.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 53 PAGE 553, OF DEEDS; THENCE SOUTH 83 DEGREES 39 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE 287.34 FEET; THENCE SOUTH 6 DEGREES 20 MINUTES 40 SECONDS WEST, 38.00 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY LINE OF TRACT NO. 14457, AS PER MAP RECORDED IN BOOK 309 PAGES 25 TO 27 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 83 DEGREES 39 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY LINE 285.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT NO. 14457, WHICH CORNER ALSO IS A POINT IN THE EASTERLY LINE OF SAID 50 FOOT STRIP OF LAND; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 35.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Searched by: Jose L. Ramirez

Checked by: JLR

Date: JUNE 3, 2009

Department of General Services  
Asset Management Division

By Jose L. Ramirez  
Jose L. Ramirez, Title Examiner

Approved by JoAnn Kishi

JoAnn Kishi, Senior Real Estate Officer

5047 18  
SHEET 1  
SCALE 1" = 100'

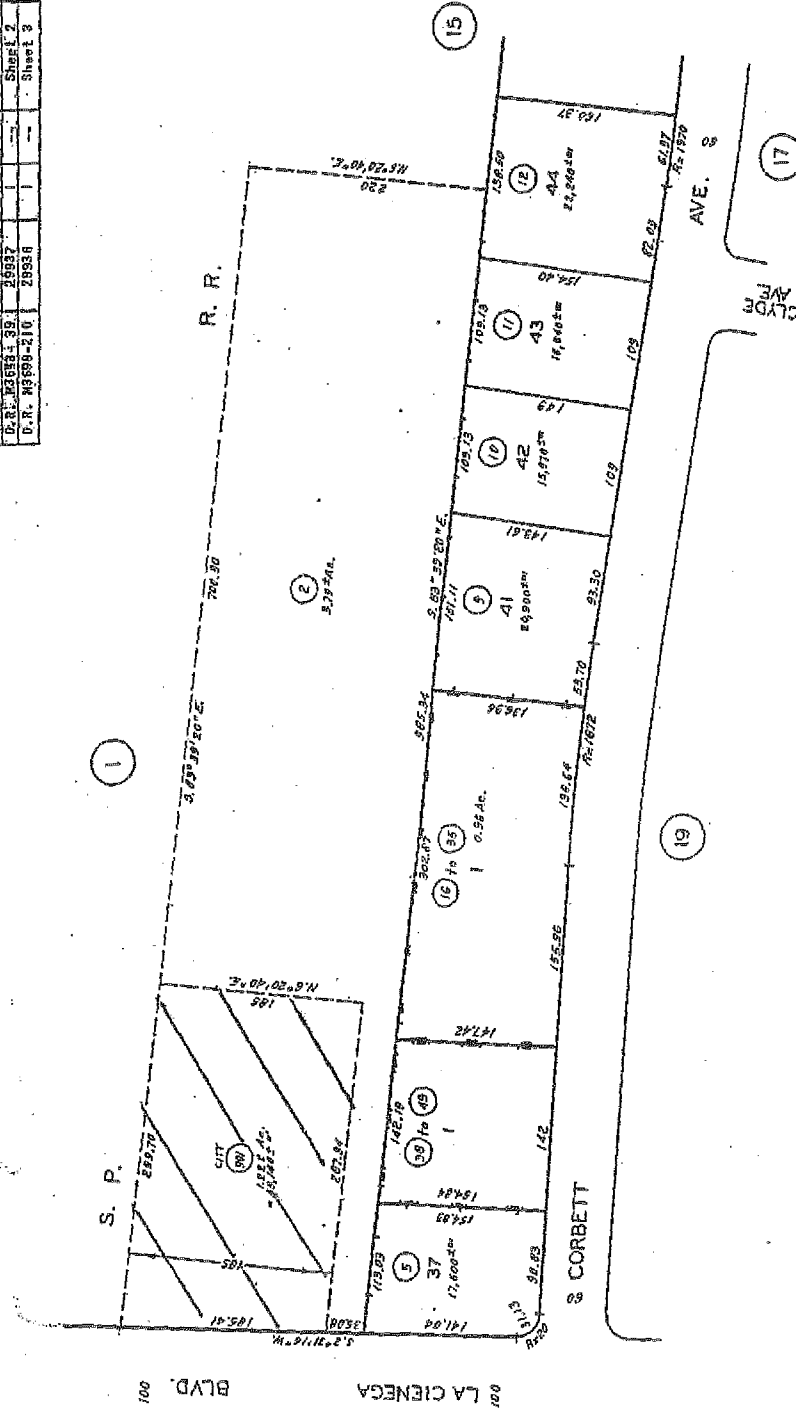
2001

2001

200011507025001-55

This assessment of units in the following Condominium Plans, includes all rights and interests in the common areas, as set forth in deeds of record.

Condominium Plan	Common Area	Subdivision of Airspace
Tract No. 29937	Units	Sheet 2
D.R. 86559-210	Units	Sheet 3



RANCHO CIENEGA O' PASO DE LA TIJERA  
P. 1-259

TRACT NO. 14457 M. B. 309 - 25 - 27

CONDOMINIUM

TRACT NO. 29937 M. B. 803 - 25 - 26

CONDOMINIUM

TRACT NO. 29936 M. B. 804 - 56 - 57

FOR PREV. ASSEM. SEE  
5047-18

NOV 15 2000

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 12562 PAGE 288, OFFICIAL RECORDS, WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 185.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 53 PAGE 553, OF DEEDS; THENCE SOUTH 83 DEGREES 39 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE 287.34 FEET; THENCE NORTH 6 DEGREES 20 MINUTES 40 SECONDS EAST, 185.00 FEET TO SAID SOUTHERLY LINE OF SAID RIGHT OF WAY; THENCE NORTH 83 DEGREES 39 MINUTES 20 SECONDS WEST ALONG SAID SOUTHERLY LINE 299.70 FEET TO THE EASTERLY LINE OF SAID 50 FOOT STRIP OF LAND; THENCE SOUTH 2 DEGREES 31 MINUTES 16 SECONDS WEST ALONG SAID EASTERLY LINE, 185.41 FEET TO THE POINT OF BEGINNING.

EXCEPT ONE-HALF OF ANY DEPOSITS OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY TO DEVELOP SAME, AS RESERVED IN THE DEED FROM ARTESIAN WATER COMPANY, RECORDED MAY 8, 1942 AS INSTRUMENT No. 631 IN BOOK 19285 PAGE 260, OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND SANITARY SEWER PURPOSES, OVER THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 12562 PAGE 288, OFFICIAL RECORDS WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 185.00 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 53 PAGE 553, OF DEEDS; THENCE SOUTH 83 DEGREES 39 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE 287.34 FEET; THENCE SOUTH 6 DEGREES 20 MINUTES 40 SECONDS WEST, 38.00 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY LINE OF TRACT NO. 14457, AS PER MAP RECORDED IN BOOK 309 PAGES 25 TO 27 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 83 DEGREES 39 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY LINE 285.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT NO. 14457, WHICH CORNER ALSO IS A POINT IN THE EASTERLY LINE OF SAID 50 FOOT STRIP OF LAND; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 35.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Searched by: Jose L. Ramirez

Checked by: JLR

Date: JUNE 3, 2009

Department of General Services  
Asset Management Division

By José L. Ramirez

Jose L. Ramirez, Title Examiner

Approved by JoAnn Kishi

JoAnn Kishi, Senior Real Estate Officer

5047 18  
SHEET 1  
SCALE 1" = 100'

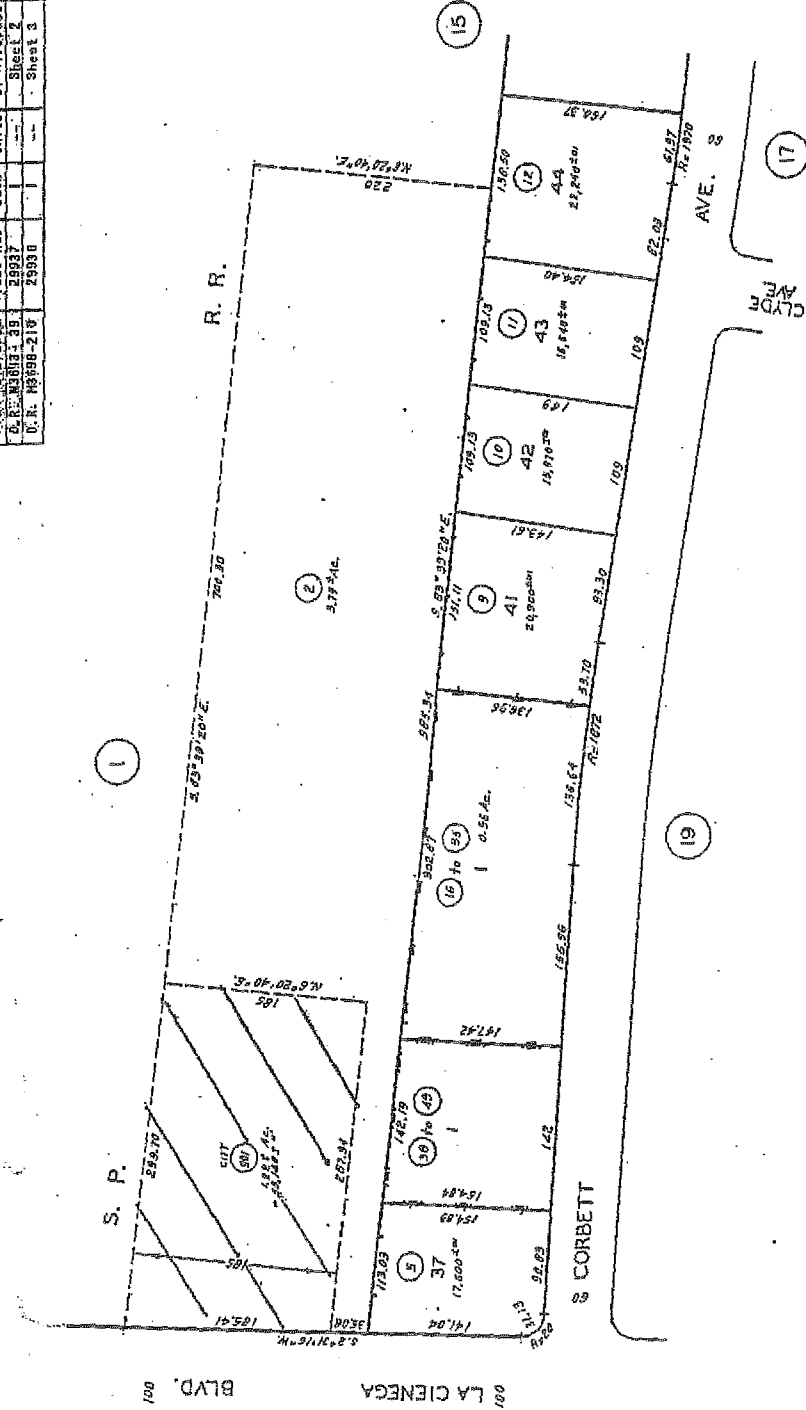
2001

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200011207015001-25

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Tract No.	Units	Subdivision of Airspace
O. R. M3383-39	29937	1	Sheet 2
O. R. M3388-219	29938	1	Sheet 3



RANCHO CIENEGA O' PASO DE LA TIJERA  
P. 1-259  
TRACT NO. 14457 M. B. 309-25-27  
CONDOMINIUM  
TRACT NO. 29937 M. B. 603-25-26  
CONDOMINIUM  
TRACT NO. 29936 M. B. 804-56-57

BOOK 57

FOR PREV. ASSMT. SEE 5047-18

NOV 15 2000  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

## PSOMAS

EXHIBIT 'A'

## LEGAL DESCRIPTION

1  
2  
3  
4 That portion of the Rancho Cienega O'Paso De La Tijera, in the City of Los Angeles,  
5 County of Los Angeles, State of California, as described in the Grant Deed recorded  
6 March 8, 2000 as Instrument 00-0347121, Official Records of said County, described as  
7 follows:

8  
9 **Beginning** at the southwesterly corner of Parcel 1-06-02 1 of said deed, said  
10 southwesterly corner being a point on the easterly line of La Cienega Boulevard, 100.00  
11 feet wide; thence along said easterly line of North 02°44'26" East 185.41 feet to the  
12 southerly line of the Southern Pacific Railroad Right of Way, as described in said deed;  
13 thence along said southerly line South 83°26'28" East 173.70 feet; thence South  
14 06°33'32" West 185.00 feet to a line lying parallel with and 185.00 feet southerly of said  
15 southerly line; thence along said parallel line North 83°26'28" West 161.34 feet to the  
16 **Point of Beginning.**

17  
18 **Containing 30,992** square feet, more or less.

19  
20 All as shown on Exhibit "B" attached hereto and made a part thereof.

21  
22 Distances as described above and as shown on said Exhibit "B" are grid distances.  
23 Ground distances may be obtained by dividing grid distances by the mean combination  
24 factor of the points being described. The mean combination factor for this conversion is  
25 1.00000232.

26  
27 This legal description is not intended to be used in the conveyance of land in violation of  
28 the subdivision map act of the State of California.

# PSOMAS

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

Jeremy L. Evans

12-13-06

Jeremy L. Evans, PLS 5282

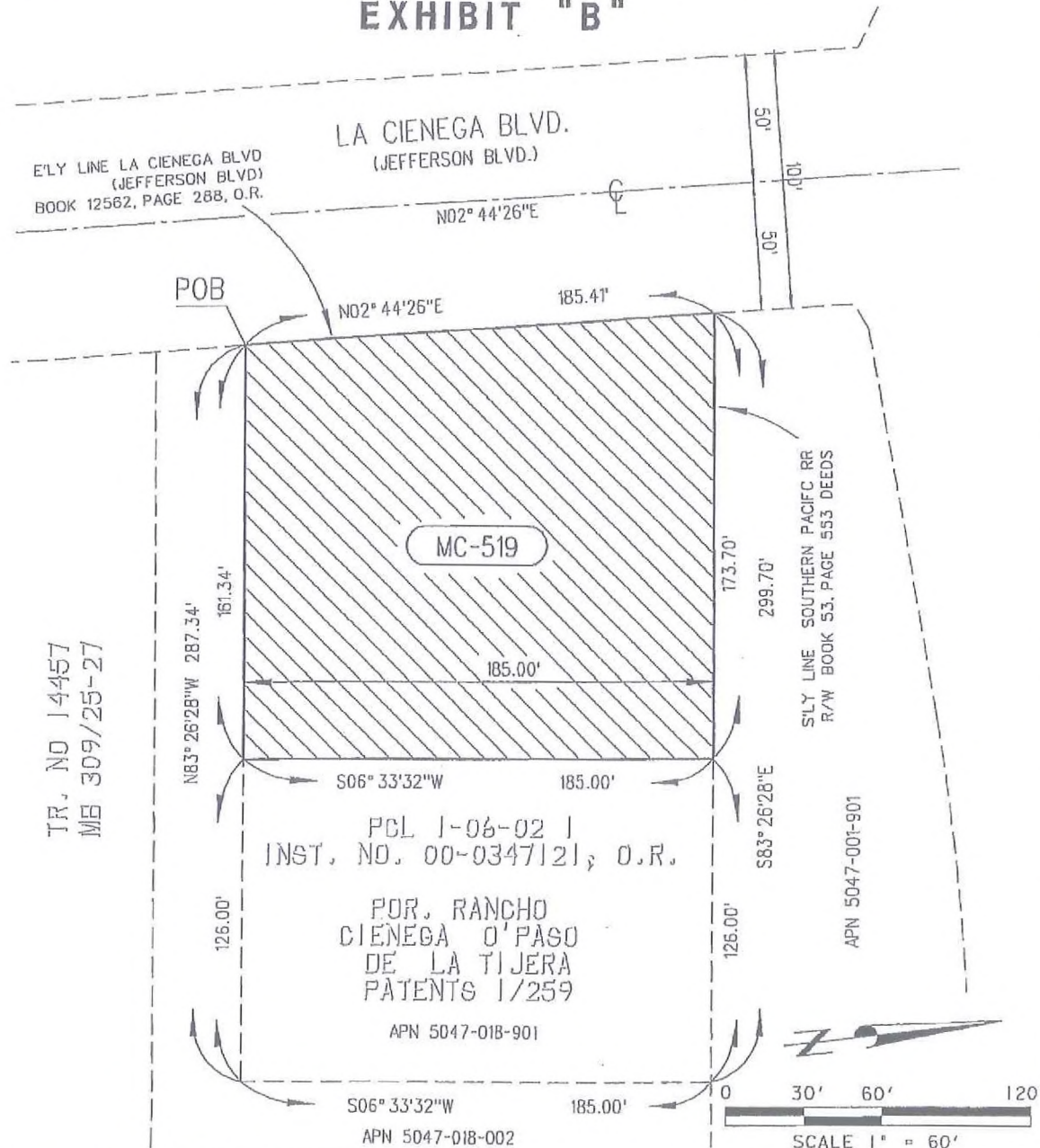
Date






GRANTOR : NATIONAL WASHINGTON DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY		The data shown on plat are based on a field survey prepared by P.omas 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 : THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, PATENTS 1/259, IN THE			
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA			
TITLE REPORT : ORANGE COAST TITLE COMPANY NO 140-761009-03		0	12-06-06 ORIGINAL SUBMITTAL
ASSESSORS REF. 5047-018-901	ROW REF : R-105	NO	DATE REVISION DESCRIPTION

## EXHIBIT "B"



TOTAL AREA OF PROPERTY	MTA PARCEL	REMAINDER PARCEL AREA	
54,302 SQ. FT. (NET AREA)	30,992 SQ. FT. (NET AREA)	23,310 SQ. FT. (NET AREA)	

 <b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b> <b>MID-CITY/EXPOSITION LRT PROJECT</b>		<i>PARCEL PLAT</i> <b>MC-519</b> SHEET 1 OF 1	CONTRACT NO 2DMJ050503, T1
PREPARED BY: DMJM HARRIS	APPROVED BY:		SCALE 1" = 60'
SUBMITTED BY: PROJECT MANAGER	EXPO PROJECT MANAGER	DATE	DATE 12-06-06
			CHECKED BY JLE
			REV DATE REV NO 0

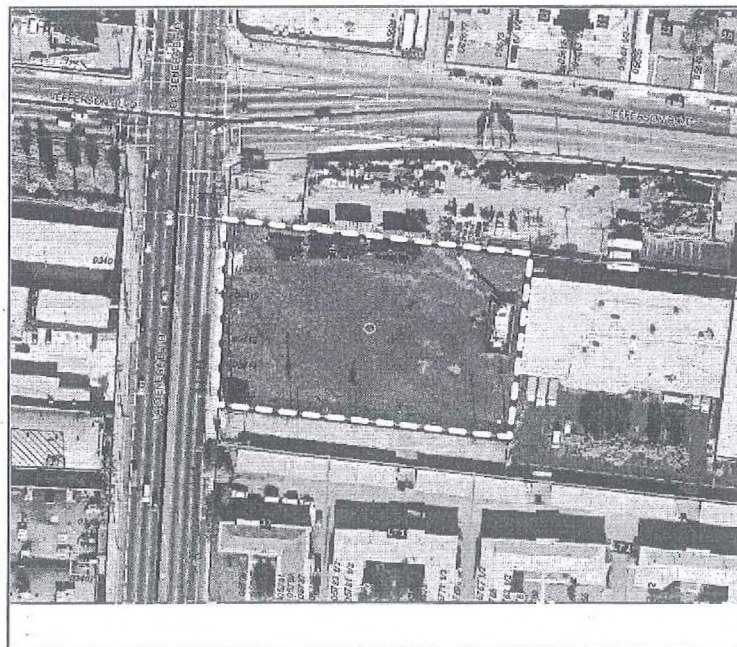
W:\20M\050503 SURVEY TASK 3\ EXHIBITS\ MC-519.DGN

**Phase I  
Environmental Site Assessment  
for**

**La Cienega Boulevard, 3410 South, Property Sale**

APN5047-018-901  
Los Angeles

W.O. E2000459



City of Los Angeles



Bureau of Engineering  
Environmental Management Group

April 29, 2009

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## 1. EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (Phase I ESA) was performed by the City of Los Angeles (City) Department of Public Works, Bureau of Engineering, Environmental Management Group (EMG) for a parcel of land located at the Southeast Corner of La Cienega Boulevard and Jefferson Boulevard in the City of Los Angeles (subject property). The purpose of this assessment was to identify *recognized environmental conditions (RECs)* in connection with the subject property.

This assessment included observations of the subject property, surrounding properties, and review of historical land use records and reasonably ascertainable regulatory agency records. No subsurface investigation, or chemical analyses, or samplings of materials were undertaken as part of this assessment.

This assessment has revealed evidence of RECs in connection with the subject property (APN 5047-018-901). EMG has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 for a parcel of land located at 3410 South La Cienega Boulevard in the City of Los Angeles. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. Limiting conditions are described in Section 2.4 of this report.

This assessment has revealed evidence of RECs in connection with the subject property:

- The subject property address (3410 South La Cienega Boulevard) was not listed on any governmental databases that identify known environmental risks or hazardous waste sites.
- Historical land use records (including building permits, aerial photographs and Sanborn Maps) the subject property (3410 South La Cienega Boulevard and identified as APN 5047-018-901) has been developed since at least 1928, and occupied by commercial/retail enterprises from 1947 to 1999. Since 1999, the property has been used for staging/construction activities by the City of Los Angeles, Department of Public Works. No City Fire Department records of underground storage tanks or business plans were found for the 3410 South La Cienega Boulevard address. Nonetheless, underground tank records and hazardous material inventory records were found for another address (3416 South La Cienega Boulevard) assigned to the property. At this address, Sanborn map evidence indicates the presence of a truck freight terminal with servicing facilities, including underground storage tanks, fuel dispensers, along with grease and wash racks (REC-2, 4, 5 and 6). Nevertheless, the UST's were located on the adjacent parcel to the east of the subject property. City Fire Department records showed that the tanks were removed in 1982; however, there was no record of any tank installation permits. Moreover, the files contained no reports assessing potential hydrocarbon contamination, no documentation of any soil testing, or any remediation activities. Given this past land use, and paucity of documentation, there is a potential for soil

(hydrocarbon and heavy metal) contamination to be present on the subject property. If soil or groundwater contamination were present, the eastern portion of the subject property could be affected.

Additional evaluation methods, such as surface and subsurface soil testing would normally be highly recommended. However, this portion of the property is currently under construction for a wastewater air treatment facility. Moreover, the site has been used for construction/staging activities, including excavation. The original soil has been displaced on at least two other occasions in the last ten years. It is unclear whether any contamination is still present.

- Adjacent to the subject property, the existent Metropolitan Transit Authority (MTA) Right-of-Way (ROW) supported railroad tracks, used for freight or passenger service, from 1876 to 1994 (REC-1). Consequently, hydrocarbon-contaminated road ballast and heavy metals may be present in the soil. Such contamination is sedentary; however, some contaminated material may have been transported by water or wind, or by human or vehicular traffic into the subject property. Soil testing for Title 22 metals and establishment of a groundwater monitoring well is recommended.
- LAFD Hazardous Material Inventory records showed that a wood lamination product business was present at the 3416 S. La Cienega Boulevard address (REC-3). The business has not operated at this address for at least 18 years. It is unlikely for contamination to be present from this former facility.
- EMG did not observe any evidence of air pollution control equipment, storage tank fixtures, transformers, groundwater monitoring wells, stressed vegetation, or chemical handling at the subject property during the site reconnaissance.

## 2. INTRODUCTION

### 2.1 Purpose

The purpose of this Phase I ESA is to identify *RECs* in connection with the subject property. A *REC*, as defined by the American Society for Testing and Materials (ASTM) Practice E 1527-05, means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the subject property. This Phase I ESA is being prepared to satisfy the all-appropriate inquiry provisions for landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act.

### 2.2 Special Terms and Conditions

The findings and recommendations presented in this Phase I ESA are based on the results of a visual reconnaissance of the subject property, interviews, and a review of reasonably ascertainable historical and regulatory agency records from standard sources, as described herein. It should be noted that evidence of releases will not be reported except as may be required by law.

Professional opinions expressed herein apply to the conditions and standards applicable at the time of the assessment. It should be noted that the passage of time might result in a change in the environmental characteristics of the subject property and surrounding properties. In addition, regulatory standards applicable to the subject property may change because of legislation or changes in implementation guidelines. Therefore, the information contained in this report is inherently limited to six (6) months.

### 2.3 Limitation and Exceptions of Assessment

The scope of work for this assessment did not include chemical analyses, identification, characterizations or sampling of soil, water, air, and/or assessments or testing for other materials such as lead, asbestos, methane, or radon.

Findings and recommendations in this report are based on the sources cited only and should not be considered as legal opinions. The sources cited are believed but not guaranteed to be reliable. EMG is not responsible for information withheld or inaccurately reported by agencies, clients, or other sources.

### 2.4 Limiting Conditions and Methodology Used

This Phase I ESA was conducted in accordance with the ASTM Practice E 1527, effective November 21, 2005. This assessment included a site reconnaissance of the subject property, visual observations of the surrounding properties from the public right-of-way, interviews, review of reasonably ascertainable information from regulatory and other governmental agencies, and a review of historical land use records.

### 2.5 User Reliance

Except as noted in Section 5 of this report, no information has been reported to EMG pertaining to environmental cleanup liens or activities and land use limitations recorded for the subject property.

### 3. SITE DESCRIPTION

#### 3.1 Location and Legal Description

The subject property consists of a parcel of land located at the southeast corner of the intersection of La Cienega and Jefferson Boulevards, within the West Adams-Baldwin Hills-Leimert Park Community Planning Area of the City and County of Los Angeles. The parcel is described below (Table 1, Figures 1 and 2). According to the *Lien Search Report* (EDR 2008, EDR 2008a), the subject property is owned by the City of Los Angeles, who received title from Mr. Leon Perl on December 17, 1999. No Environmental Liens were found for the 3410 La Cienega Boulevard address.

Table 1: Subject Property Location Information		
Assessor's Parcel No. (APN)	Street Address(es)	Legal Description
5047-018-901	3410 South La Cienega Boulevard.	Rancho La Cienega O'Paseo De La Tijera Tract, Map Reference D C C 2253 C F 900 PAT 1-259
""	3400 South La Cienega Boulevard.	""
""	3412 South La Cienega Boulevard.	""
""	3414 South La Cienega Boulevard.	""
""	3416 South La Cienega Boulevard.	""

#### 3.2 Physical Characteristics & Land Use

Geology and Hydrology The United States Geological Survey (USGS) 7.5-Minute Topographic Map, Hollywood Quadrangle (1966 - 1994) indicates that the project site is located in Section 5, Township 1 South, Range 14 West, San Bernardino Base and Meridian. The general topographic gradient descends gently from southeast to northwest. Within the property limits, elevations range from approximately 32.0 to 33.5 meters (108 to 110 feet) above mean sea level (msl), while the average slope is less than one percent.

The La Cienega Boulevard/Jefferson Boulevard intersection lies within the central outwash plain of Ballona Creek and the ancestral Los Angeles River. The area is generally level, and is lacking slope stability or high groundwater problems. Surface and groundwater flow, based upon surface drainage and topography, would be generally from southeast to northwest. Surface drainage flows into an underground storm drain, which empties into Ballona Creek and eventually, into Santa Monica Bay. Ballona Creek is approximately 411.6 meters (1350 feet) to the west of the intersection.



Based upon the California Division of Mines and Geology, Geologic Map of California, Los Angeles Sheet (dated 1969), the project site area is underlain by surficial deposits over the study area consisting of recent Quaternary alluvium, and is made up of unconsolidated deposits of fine-grained sediments and sand of variable depth. The Baldwin Hills, a folded and faulted, anticlinal feature, are present to the south of the project site.

The project site lies approximately 670.7 m (2,200 feet) to the northeast of the southeast to northwest trending, Newport-Inglewood Rose Canyon Fault Zone. This fault zone follows the northeast margin of the Baldwin Hills and acts as a geologic barrier to groundwater movement. The Southern California Earthquake Data Center classified the fault as a right lateral strike slip fault, which is considered active, and has been designated as surface rupture fault study zone under the Alquist-Priolo Act.

From the Los Angeles County Department of Public Works, the site lies over the Los Angeles Forebay Area of the Central Groundwater Basin. This area is south and west of the transition from free ground water of the Hollywood Groundwater Basin to pressure levels of the Central Basin.

Groundwater in the vicinity fluctuates with season and precipitation. The intersection lies to the east of the hydrologic barrier. The Los Angeles County Department of Public Works does not show groundwater contour intervals for this area on their deep aquifer contour maps. However, from maps covering the coastal plain groundwater depths over an eleven year period from the fall of 1980 through 1990, an average site groundwater depth of approximately 40 to 50 below mean sea level can be inferred. The nearest county groundwater well (2626P) occurs 0.64 km (0.4 miles) to the northwest; maximum water well depth readings ranged from 21 to 28 m (69 to 92 feet) below the ground surface from 1988 to 2001. Groundwater flow, based upon surface drainage and topography, is generally northeast to southwest.

Flood zone information for the subject property was obtained from the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM). According to FIRM Community Panel Number 060137 0079D, dated 2/4/1987, the subject property is located outside of the 500-year flood plain.

According to the Official Map of Seismic Hazards, released by the California Department of Conservation, Division of Mines and Geology on March 25, 1999, the project lies within a designated liquefaction zone. Sediments that are considered to be vulnerable to liquefaction underlie the project site. In addition, the area has historically been subjected to liquefaction, where local geological, geotechnical, and groundwater conditions have led to permanent ground displacement. Such conditions may require mitigation as defined in *Public Resources Code*, Section 2693(c).

**3.2.1 Site**

The subject property consists of one parcel (Rancho La Cienega O'Paseo De La Tijera Tract, Map Reference D C C 2253 C F 900 PAT 1-259) of land located at the southeast corner of the intersection between La Cienega Boulevard and Jefferson Boulevard. The parcel is rectangular (56.4 m (185.0 feet) wide by 87.6 m (287.3 feet) long and comprises a total area of approximately 0.51 Ha (1.25 ac). The parcel is zoned as M1-1VL. According to the West Adams-Baldwin Hills-Leimert Park (1991), adjacent land uses include single and multi-family residential (to the northeast and south), highway-oriented commercial (CR, C1, C1.5, C2 and P) to the west, east, and north. The MTA ROW is zoned as quasi-public open space to the north (Table 2).

Table 2: Subject and Surrounding Property Land Uses		
APN	Direction	Land Use
5047-018-901	—	Vacant, perimeter fenced.
	North	MTA R-O-W, Commercial /Retail, and single family Residential.
	East	Commercial
	West	Commercial
	South	Single- and Multi-Family Residential-

**3.2.2 Vicinity**

The block that is occupied by the subject property is bounded by La Cienega Boulevard (west), Jefferson Boulevard and MTA ROW (north), and parcels to the south (5759-5799 Corbett Street) and to the east (3414 La Cienega Boulevard). The parcel's long dimension is oriented east/west. The property to the east has access on La Cienega Boulevard, but also fronts the MTA ROW.

The surrounding vicinity consists of commercial and residential land uses (Figure 3).

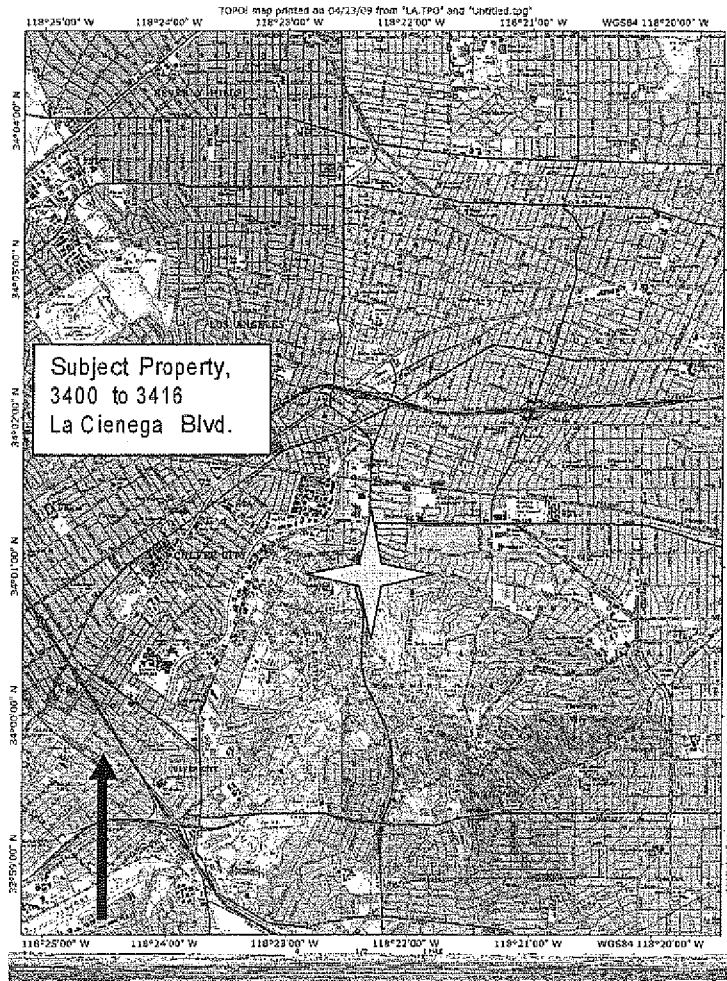


Figure 1. USGS Topographic Map with Subject Property and Surrounding Area

La Cienega Blvd, 3410 South  
Property Sale  
April 2009

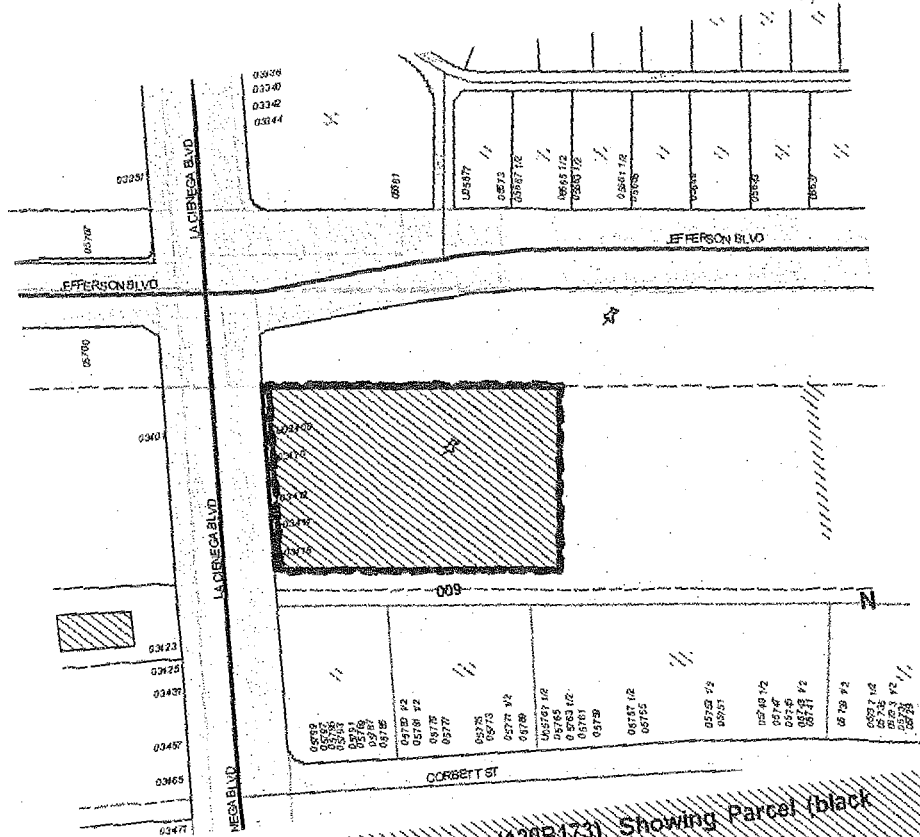


Figure 2. Portion of Cadastral Map (120B173) Showing Parcel (black  
infill). Study Area was limited to the property only.  
Address: 3400 to 3410 La Cienega Boulevard (Assessor's Parcel Number 5047-018-001)  
Study Area Boundary

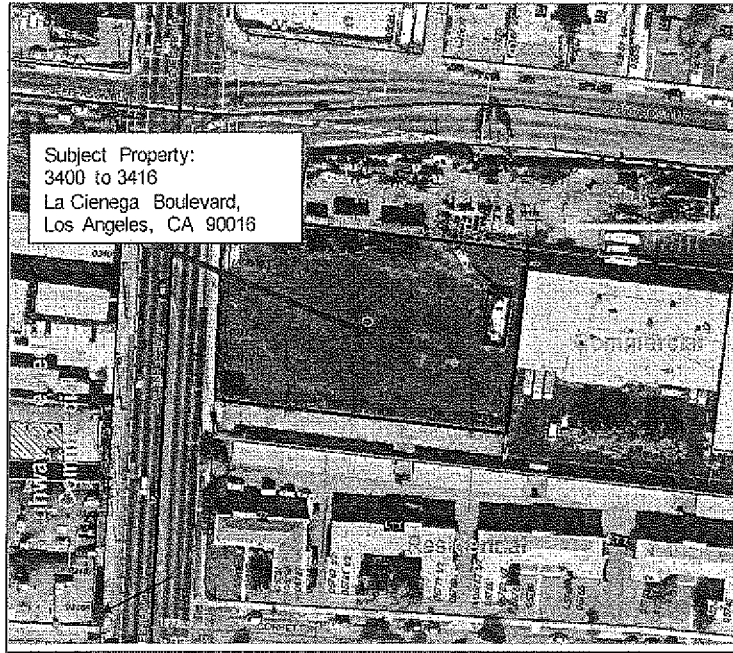


Figure 3. Aerial Orthophotograph of Subject property Showing Surrounding Land Uses.

#### 4. SITE RECONNAISSANCE

##### 4.1 Site Reconnaissance and Interviews

The site reconnaissance of the subject property was conducted on March 27, 2009 and April 17, 2009 as part of this Phase I ESA. The site reconnaissance consisted of a walk around of the subject property and adjacent properties within 100 m (300 foot) radius of the property boundary. No interviews were conducted. Photographs taken of the subject property are included in Appendix A. The following is a summary of the observations made during the site reconnaissance.

The subject property is partially vacant and is fenced along its perimeter (Appendix A, Figures 4 and 5). The western one-half of the property is unpaved, and is currently being used as a staging area for construction of an onsite, air treatment facility for the City Bureau of Sanitation (Figure 6). Located in the eastern one-half of the property, the air treatment facility is the only on-site structure. The facility is designed to control odors from the North Outfall and East Central Interceptor Sewers. In addition, MTA is constructing the Exposition Line Project along the adjacent MTA ROW. Various types of construction vehicles and equipment, such as backhoes and skip loaders, and construction materials, such as piping and soil, are stored at this site. A solid waste disposal bin containing construction waste is also present. Small amounts of miscellaneous inert construction debris, such as concrete waste, wood forming, and plastic sheeting were also present.

The property has been used as an access shaft site and staging area for previous construction work, notably on two previously mentioned, public works sewer projects. As a result, the soil has been disturbed by repeated excavations and frequent construction activity. There was no visual evidence of any contamination, such as stressed vegetation or stained soils, or other indicators, such as soil gas extraction equipment, storage tank fixtures, transformers, groundwater monitoring wells, drums, or stored chemicals, within the subject property limits during the site reconnaissance. Photographs from 2006 (Figures 7 and 8) show the property prior to construction of the NOS-ECIS tunnel shaft.

The surrounding vicinity of the subject property was observed during the site reconnaissance. No onsite RECs were observed.

##### 4.2 Vicinity Reconnaissance

A mixture of residential and commercial land uses occupies properties along Jefferson Boulevard and La Cienega Boulevard. Multifamily residential apartments are present to the south, along Corbett Avenue. An MTA Right-of-Way runs along the northern boundary of the property; MTA is currently constructing the Exposition Light Rail line and a passenger station within this ROW. Moreover, MTA is planning to construct a parking structure on the subject property to serve the adjacent passenger station.

**REC-1**

Contaminated ballast or soil may be present within the adjacent, former railroad right-of-way. Abandoned sections of railroad tracks and bed occur within the MTA right-of-way. As a result, hydrocarbon contaminated ballast may be present in the soil, along the property's northern periphery.

According to the Electric Railroad Historical Association (2009), the Los Angeles and Independence Railroad first constructed tracks along Jefferson Boulevard in 1876. The Pacific Electric Railroad also operated the Exposition Boulevard a passenger line from downtown Los Angeles to Santa Monica along the former right-of-way from 1911 to 1953. The line passed through the La Cienega Boulevard/Jefferson Boulevard Intersection.

## 5. RECORDS REVIEW

### 5.1 Database Search

Environmental Data Resources, Inc. (EDR, 2008b) provided a Geotcheck database report. The report contains data from several governmental records that identify known environmental risks within the subject property and surrounding vicinity. A copy of the EDR database report is included in Appendix B. Regional and City files were also reviewed for possible records pertaining to the subject property, as indicated in Sections 5.1.3 and 5.1.4 below.

#### 5.1.1 Databases - No Records Found

No mapped sites were found for the databases listed below.

#### FEDERAL RECORDS

- National Priority List (NPL)
- Proposed National Priority List Sites (Proposed NPL)
- National Priority List Deletions (De-listed NPL)
- Federal Superfund Liens (NPL LIENS)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- CERCLA Lien Information (LIENS 2)
- Corrective Action Report (CORRACTS)
- RCRA - Transporters, Storage and Disposal (RCRA-TSDF)
- RCRA - Large Quantity Generators (RCRA-LQG)
- RCRA - Small Quantity Generators (RCRA-SQG)
- RCRA - Conditionally Exempt Small Quantity Generator (RCRA-CESQG)
- RCRA - Non Generators (RCRA-NonGen)
- Engineering Controls Sites List (US ENG CONTROLS)
- Sites with Institutional Controls (US INST CONTROL)
- Emergency Response Notification System (ERNS)
- Hazardous Materials Information Reporting System (HMIRS)
- Incident and Accident Data (DOT OPS)
- Clandestine Drug Labs (US CDL)
- A Listing of Brownfields Sites (US BROWNFIELDS)
- Department of Defense Sites (DOD)
- Formerly Used Defense Site (FUDS) s
- Land Use Control Information System (LUCIS)
- Superfund (CERCLA) Consent Decrees (CONSENT)
- Records of Decision (ROD)
- Uranium Mill Tailings Sites (UMTRA)
- Open Dump Inventory (ODI)
- Torres Martinez Reservation Illegal Dump Site Locations (DEBRIS REGION 9)
- Mines Master Index File (MINES)
- Toxic Chemical Release Inventory System (TRIS)



Toxic Substances Control Act (TSCA)  
Tracking System- FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA  
(Toxic Substances Control Act) (FTTS FIFRA/ TSCA)  
Tracking System Administrative Case Listing (HIST FTTS FIFRA/TSCA)  
Section 7 Tracking Systems (SSTS)  
Integrated Compliance Information System (ICIS)  
PCB Activity Database System (PADS)  
Material Licensing Tracking System (MLTS)  
Radiation Information Database (RADINFO)  
Facility Index System/Facility Registry System (FINDS)  
RCRA Administrative Action Tracking System (RAATS)

**STATE AND LOCAL RECORDS**

Cal-Sites Historical Calsites Database (HIST)  
Bond Expenditure Plan (CA BOND EXP. PLAN)  
School Property Evaluation Program (SCH)  
Toxic Pits Cleanup Act Sites (Toxic Pits)  
Solid Waste Information System (SWF/IF)  
Waste Discharge System (CA WDS)  
Waste Management Unit Database (WMUDS/SWAT)  
Statewide SLIC Cases (SLIC)  
San Gabriel Valley Areas of Concern (AOCONCERN)  
Hazardous Substance Storage Container Database (HIST UST)  
Aboveground Petroleum Storage Tank Facilities (AST)  
Environmental Liens Listing (LIENS)  
California Hazardous Material Incident Report System (CHMIRS)  
Proposition 65 Records (Notify 65)  
Site Mitigation List (LA Co. Site Mitigation)  
Deed Restriction Listing (DEED)  
Voluntary Cleanup Program Properties (VCP)  
Dry Cleaner Facilities (DRYCLEANERS)  
Well Investigation Program Case List (WIP)  
HMS: Street Number List (LOS ANGELES CO. HMS)  
Clandestine Drug Labs (CDL)  
State Response Sites (RESPONSE)  
Facility and Manifest Data (HAZNET)  
Emissions Inventory Data (EMI)  
Registered Waste Tire Haulers Listing (HAULERS)

**TRIBAL RECORDS**

Indian Reservations (INDIAN RESERV)  
Report on the Status of Open Dumps on Indian Lands (INDIAN ODI)  
Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)  
Underground Storage Tanks on Indian Land (INDIAN UST)  
Voluntary Cleanup Priority Listing (INDIAN VCP)

## EDR PROPRIETARY RECORDS

(Manufactured Gas Plants) EDR Proprietary Manufactured Gas Plants

### 5.1.2 Databases - Records Found

The following records were found for the databases listed below.

#### 5.1.2.1 Federal Records

##### Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the US EPA for the release, or threatened release of hazardous substances.

Three CERCLIS sites were identified; both are located within one-half mile from the subject property. One site, States Batteries, Inc (5735 W. Jefferson Boulevard, CAD981438724) is within 0.125 mile of, and down gradient from, the subject property. The business is not a federally regulated facility, and is not on the National Priority List (NPL). Nevertheless, an Environmental Assessment was completed in March of 1987, but no further remedial action was planned.

##### RCRA Generators List

The US EPA's RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Quantity Generators (LQGs) are facilities that generate over 1,000 kilograms (kg) of hazardous waste or over 1 kg/month of acutely hazardous waste. RCRA Small Quantity Generators (SQGs) are facilities that generate between 100 kg and 1,000 kg of acutely hazardous waste per month.

Two RCRA LQG's and 60 RCRA SQG's were identified within a one-mile radius of the subject property. Both RCRA LQG's were within 0.125 mile of, and down gradient from, the subject property. Of the RCRA SQG's, One site was within 0.125 mile of, and up gradient from, the subject property- Donahue Printing Co, Inc. (5716 W. Washington Boulevard, CAD 98139321). Meanwhile, another site is within 0.125 mile, but lies down gradient from subject property- Spraylat Corporation (3465 La Cienega Boulevard, CAD981576911). The business is a small to large quantity generator of hazardous waste, and has no record of violations. The remaining 58 sites were down gradient from the subject property.

##### FTTS

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to the Federal Insecticide, Fungicide, and Rodenticide Act, the Toxic

Substances Control Act, and the Emergency Planning and Community Right-to-Know Act.

One site was listed within a one-mile radius, but is located down gradient from the subject property.

Facility Index System (FINDS)

The Facility Index System (FINDS) contains both facility information and "pointers" to other sources of information that contain more detail on databases such as Permit Compliance System, DOCKET, FTTS, Federal Underground Injection Control, and others.

Forty sites were listed within a one-mile radius of the subject property. However, only three sites are within a 0.125 mile radius of the subject property. Two sites are up gradient, while one site is down gradient from the subject property.

5.1.2.2 State Records

Cal-Sites

The DTSC maintains a listing of potential or confirmed hazardous substance release properties. Two-thirds of these sites have been classified, based on available information, as needing "No Further Action" by the DTSC. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site.

See ENVIROSTOR section (5.1.3).

Cortese Database

The Cortese database is a listing of potential and confirmed hazardous waste sites throughout California. The database is based on input from the following sources: (1) Cal Sites-Department of Toxics Substances Control (DTSC), Abandoned Sites Program Information Systems; (2) SARA Title III Section III Toxic Chemicals Release Inventory; (3) FINDS; (4) HWIS-DTSC, Hazardous Waste Information System; (5) State Water Resources Control Board; (6) Integrated Waste Management Board; (7) Air Resources Board, discharges of 10 tons or more of criteria pollutants to the air; (8) Leaking Underground Storage Tanks; (9) Waste Board-Leaking Facilities with known migration; (10) Waste Discharge System Enforcement Action; and (11) DTSC Control Docket.

Eleven Cortese sites were identified within a one-half mile radius of the subject property (Table 3). \*\*Eight sites were also listed on the LUST list.

Table 3: Summary of Cortese Database Information		
Name & Address	Distance/Directi on	Available Data
Shell #204-4540-5705, 3300 S. La Cienega Bl.**	0.125 to 0.25 mile N N down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 10/22/1996. Case closed.
Shell 3300 S. La Cienega Bl. **	0.125 to 0.25 mile N down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 1/10/2003. Case open- site assessment.
ARCO #5180, 5851 Rodeo Rd. **	0.25 to 0.5 mile S down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 3/21/2006. Case open- site assessment.
Southland Corp. #25330 5791 Rodeo Rd. **	0.25 to 0.5 mile S down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 11/6/1997. Case closed.
UCSB Bldg 489, Tank 23, 5915 Rodeo	0.25 to 0.5 mile SW down-gradient	No specific information reported.
Vacant Lot, 5866 Blackwelder St. **	0.25 to 0.5 mile NNW down-gradient	Soil hydrocarbon (solvent) contamination. Site report dated 3/13/1996. Case open- site assessment.
Facility 2428-4, 8536 National Blvd.	0.25 to 0.5 mile W down-gradient	No specific information reported.
Frederick Smith, 8520 National Blvd. **	0.25 to 0.5 mile W down-gradient	Soil hydrocarbon (gasoline) contamination. Site report dated 5/6/1993. Case closed.
Ken's Automotive, 5785 Adams Bl. **	0.25 to 0.5 mile NNE down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 5/3/2007. Case open- site remediation.
George Schlatter Prod. 8476 Stellar Dr. **	0.25 to 0.5 mile W down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 12/6/2004. Case closed.

Based on the hydrologic gradient, or case status, none of these sites represent an REC to the subject property. Twenty-eight additional Cortese sites were identified; however, they are located more than one-half mile from the subject property.

#### Recycling Database (SWRCY)

The SWRCY provides a listing of recycling facilities. The source is the State Department of Conservation.

One site was identified within a one-half mile radius of the subject property (Table 4). The site is located on west Jefferson Blvd., and is situated down gradient from the subject property. Currently in operation, the facilities recycle glass, plastic, and aluminum products. Based on the hydrologic gradient, the site does not represent an REC to the subject property.

Table 4: Summary of Recycling Database Information.		
Name & Address	Distance/Direction	Case File information
Jefferson Recycling Center, 5717 W. Jefferson Bl.	0 to 0.125 miles E/ down gradient	S107137168

State Leaking Underground Storage Tanks

The State Regional Water Quality Control Board maintains a listing of leaking underground storage tanks (LUSTs). A total of thirteen LUST sites were identified within a one-half mile radius of the subject property (Table 5). Five sites have a status of "case closed." Based on the distance and gradient, no site represents a REC to the subject property.

Table 5: Summary of State Leaking Underground Storage Tank Information		
Name & Address	Distance/Direction	Available Data
Shell #204-4540-5705, 3300 S. La Cienega Bl.	0.125 to 0.25 mile N N down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 10/22/1996. Case closed.
Shell 3300 S. La Cienega Bl.	0.125 to 0.25 mile N down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 1/10/2003. Case open- site assessment.
McKesson Water Products, 3475 La Cienega Bl.	0.125 to 0.25 mile WSW down-gradient	Soil hydrocarbon (diesel) contamination. Site report dated 9/19/2002. Case closed.
ARCO #5180, 5851 Rodeo Rd.	0.25 to 0.5 mile S down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 3/21/2006. Case open- site assessment.
Southland Corp. #25330 5791 Rodeo Rd.	0.25 to 0.5 mile S down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 11/6/1997. Case closed.
Frederick Smith, 8520 National Blvd.	0.25 to 0.5 mile W down-gradient	Soil hydrocarbon (gasoline) contamination. Site report dated 5/6/1993. Case closed.
Ken's Automotive, 5785 Adams Bl.	0.25 to 0.5 mile NNE down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 5/3/2007. Case open- site remediation.
George Schlatter Prod. 8476 Stellar Dr.	0.25 to 0.5 mile W down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 12/6/2004. Case closed.
Interstate Sandblast, 5927 Blackwelder St.	0.25 to 0.5 mile NNW down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 9/15/2006. Case open- site remediation.
Vacant Lot, 5866 Blackwelder St.	0.25 to 0.5 mile NNW down-gradient	Soil hydrocarbon (solvent) contamination. Site report dated 3/13/1996. Case open- site assessment.
Professional Packers and Forwarders,	0.25 to 0.5 mile SW down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 12/6/2001.

Table 5: Summary of State Leaking Underground Storage Tank Information		
Name & Address	Distance/Direction	Available Data
5930 W Jefferson Bl.		Case open- site remediation.
ARCO #0194, 5884 Washington Bl.	0.25 to 0.5 mile NNW down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 4/22/2003. Case open- site remediation.
Alexander Machinery Co. 5840 Adams Bl.	0.25 to 0.5 mile N down-gradient	Groundwater hydrocarbon (gasoline) contamination. Site report dated 7/11/2002. Case open- site assessment.

Facility Inventory Database (CA FID)

The Facility Inventory Database contains active and inactive UST locations. The source is the State Water Resource Control Board.

Eleven CA FID sites were identified within a one-quarter mile radius of the subject property. Four sites within 0.125 mile are listed below (Table 6). Based on the hydrologic gradient, the site is up gradient and presents a REC to the subject property.

Table 6: Summary of Facility Inventory Database Information.		
Name & Address	Distance/Direction	Available Data
Sees Candy Shops, Inc., 3423 La Cienega Bl.	0 to 0.125 miles W Up-gradient	An underground tank was reported. The status is "inactive."
Chevron Oil Company, 3370 La Cienega Bl.	0 to 0.125 miles N Up-gradient	An underground tank was reported. The status is "active."
Sees Candy Shops, Inc., 3431 La Cienega Bl.	0 to 0.125 miles SW Down-gradient	An underground tank was reported. The status is "active."
KABC AM Radio, 3321 La Cienega Bl.	0 to 0.125 miles N Up-gradient	An underground tank was reported. The status is "inactive."

There were no reported unauthorized releases or spills. Based on the status, the listed site does not present an REC to the subject property.

Spills, Leaks, Investigation & Cleanup Cost Recovery Listing (CA SLIC) The California Regional Water Quality Control

Board maintains records on site investigation and corrective action involving unauthorized discharges that are polluting or threaten to pollute regional water bodies.

Six SLIC sites were identified within a one-half mile radius of the subject property; however, all sites are down gradient from and no site lies within 0.125 mile of the subject property.

State and County Registered Underground Storage Tanks

The State Water Resources Control Board and the Los Angeles County Department of Public Works maintain a listing of registered (i.e. active) underground storage tank (UST) sites.

Two UST sites were identified within a one-quarter mile radius of the subject property. Both sites (Shell Service Station, 3300 S. La Cienega Bl. And Frederick Smith Trustee, 8520 National Bl.) are listed on the LUST list and is discussed above. (Table 5). Both sites are down gradient and do not present a REC to the subject property.

Hazardous Substance Storage Container Database (HISTUST)

The State Water Resources Control Board and the Los Angeles County Department of Public Works maintain a listing of historical UST sites.

Five historical UST sites were identified within a one-quarter mile radius of the subject property. Nevertheless, one site lies within 0.125 mile of the subject property- Sees Candy Shops, Inc., 3423 La Cienega Bl., but is inactive (see table 6).

Statewide Environmental Evaluation and Planning System (SWEEPS)

SWEEPS is a listing of USTs that is no longer updated or maintained for the State Water Resources Control Board. This information is now maintained on the State and county registered UST list and is also available at local fire departments.

Fifty-seven UST sites were listed within 0.75 mile of the subject property; however, three UST sites were reported within a 0.125 mile radius of the subject property. The three- Sees Candy Shops, Inc., Chevron Oil Company and KABC Radio, Inc. - are discussed above (Table 6). No records from the Los Angeles Fire Department pertain to any of the listed USTs.

Hazardous Waste Information System (HAZNET)

The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

121 HAZNET sites were identified within a 0.5 mile radius of the subject property.

Dry Cleaners

The State Department of Toxic Substances Control maintains a list of dry cleaner related facilities. Nine potential dry cleaner/laundry sites were identified to be within 0.5 mile by EDR; however, no establishment was identified within 0.125 mile of the subject property.

Emissions Inventory Data

Toxics and criteria pollutant emissions data is collected and maintained by the State Air Resources Board and the local air pollution control district.

Four facilities were identified within a 0.125 mile radius of the subject property; however, none are located within the subject property.

### 5.1.3 County and/or Regional

#### Los Angeles County Site Mitigation Log

The Los Angeles County Community Health Services maintains a listing of industrial sites that have had some sort of spill or complaint.

No sites were identified within or adjacent to the subject property.

#### LARWQCB Leaking Underground Storage Tank List

The Los Angeles Regional Water Quality Control Board (LARWQCB) Underground Tank Program maintains records of unauthorized releases from LUSTs. A written request was sent to the LARWQCB for records pertaining to the subject property. LARWQCB responded that no records were found. Information was also requested from division on UST remediation. An appointment was requested subject to availability of file information. As before, no files were found. Moreover, a review of the LARWQCB's online *Geotracker* yielded no LUST sites within the subject property (LARWQCB 2009). An addendum to this report will be prepared in the event that pertinent information is ultimately discovered by the LARWQCB.

The LUST database shows no records for the subject property address range.

#### State Department of Toxic Substances Control

The State Department of Toxic Substances Control (DTSC), Glendale Office maintains records on hazardous waste facilities and the cleanup of hazardous waste sites in portions of Los Angeles County. No records were found for the subject property.

#### Los Angeles County Department of Health Services

The Los Angeles County Department of Health Services, Public Health Investigation (PHI) maintains files of health related environmental incidents in Los Angeles County. These incidents may include hazardous materials business plans, permits, spills of hazardous materials, or citizen complaints. The PHI was contacted for information pertaining to the subject property. No records were found for the subject property.

#### South Coast Air Quality Management District (SCAQMD)

The SCAQMD maintains records on notices of violations, permits, and site inspection reports for facilities that operate equipment, which may release air pollution emissions or toxic air contaminants. No potential RECs in connection with the subject property were identified.

#### ENVIROSTOR

The Department of Toxic Substances Control's (DTSC) Site Mitigation and Brownfields Reuse Program's (SMBRP) *EnviroStor* database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary



Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

An online review and analysis by CITY OF LOS ANGELES of the ENVIROSTOR list, as provided by EDR, and dated December 3, 2008, has revealed that there are seven ENVIROSTOR sites within approximately 1 mile of the subject property (Table 7).

Table 7: Summary of Envirostor Information.		
Name & Address	Distance/Direction	Available Data
La Cienega Industrial Park 3339-3361 La Cienega Pl.	0 to 0.125 mile E <i>down-gradient</i>	Facility Status: No Further Action Potential Contaminants of Concern: Chromium VI, Lead, Halogenated Solvents Affected Media: Soil Vapor, Soil.
REC-1 Exposition Lt Rail Line ROW from Flower/15 <sup>th</sup> to National Washington	0 to 0.25 mile N <i>down-gradient</i>	Facility Status: Active Potential Contaminants of Concern: Lead, Arsenic Affected Media: Soil.
Former Apex Metal Polishing, 5977 W. Washington Bl.	0.25 to 0.5 mile NNW <i>up-gradient</i>	Facility Status: Refer: Active Potential Contaminants of Concern: Volatile Organics (8260B VOCS) Affected Media: Soil Vapor, Groundwater, and Soil.
Willows II Community School, 8940 Warner Dr, CC	0.25 to 0.5 mile WSW <i>down-gradient</i>	Facility Status: Active Potential Contaminants of Concern: Petroleum, Volatile Organics (8260B VOCS) Affected Media: Soil Vapor, Groundwater, and Soil.
Baldwin Hills Shopping Center, 3601-3725 S. La Brea Av, 5110 Rodeo Rd.	0.75 to 1.0 mile ESE <i>up-gradient</i>	Facility Status: Referred to Local Agency Potential Contaminants of Concern: Unspecified. Affected Media: Unspecified.
First Motion Picture Unit Nr 3999 Landmark St, CC	0.75 to 1.0 mile W <i>down-gradient</i>	Facility Status: Inactive Potential Contaminants of Concern: Unspecified. Affected Media: Unspecified.

CITY DIRECTORIES.

EDR (2008c) prepared a summary of business listings, which included Los Angeles City telephone directories for the years spanning 1920 through 2006; though not necessarily inclusive. Directories were reviewed at approximate five-year intervals. Information was compiled by geo-coding (latitude and longitude) the subject property and nearby properties within 1/16th mile (330 ft, 100m) radius. Information was obtained for the address range of the subject property (3400-3416) (Table 8).

Table 8: Summary of City Directory Information			
Address, (Distance/Direct ion)	Year(s)	Listed Name	Description
3410 La Cienega Blvd. (Subject Property)	1960, 1964	Craig Corp.	Unknown Business Enterprise
"	1965, 1967, 1970	Coronet Instructional Films	Motion Picture Production
"	1967	Argus Camera Distributor	Warehouse
"	1967	De Lite Screen Distributor	Warehouse
"	1976	Galleon Tables	Unknown Business Enterprise
"	1980, 1985, 1986, 1991, 1995,	Transparent Products Inc.	Unknown Business Enterprise
"	1995	Lonnie S Footwear	Shoe Store
"	1995	Bankruptcy Liquidators	Retail Outlet
"	1995	Airfreight, Inc.	Air Cargo Business
"	2000	Leon Perl	Unknown Business Enterprise
3416 La Cienega Blvd.	1958, 1967, 1970, 1971,1976,	Lyon Van & Storage	Moving and Storage Business
"	1958	Crenshaw	Unknown Business Enterprise
"	1976	Los Angeles Van and Storage	Moving and Storage Business
"	1986	Digital Productions	Motion Picture Production
"	1986	Vector Productions	Motion Picture Production
"	1986	Cray Research	Unknown Business Enterprise
"	1990	Design Express	Unknown Business Enterprise

#### 5.1.4 City Records

##### City of Los Angeles Fire Department Prevention Records

The Los Angeles Fire Department (LAFD) is the local oversight agency that maintains files on USTs, including leaking USTs. One record was found pertaining to one address for the subject property for a UST site, located at 3416 La Cienega Boulevard (REC-2).

##### (REC-2)

**Mazel Construction Company-** A permit (No. 42064) was issued, on 3/8/1982, to the owner for abandonment of 6 underground fuel tanks and ancillary piping. The tanks consisted of two-1,000 gallon, and 4 tanks of lower capacity. Work was completed on 3/11/1982. No other information was on file.

##### City of Los Angeles Fire Department Hazardous Materials Records

The LAFD is the local oversight agency that maintains hazardous substances Business Plan records. The records include an inventory of hazardous materials stored on the premises of businesses and public facilities reporting quantities greater than 55 gallons, 500 pounds, or 200 cubic feet. One record was found pertaining to one address for the subject property- 3416 La Cienega Boulevard (REC-3).

##### (REC-3)

**Lamination Limited-** Based upon a (7/1/2004) summary on file, 111-thinner (20 liters) was actively stored onsite for a company called, "Lamination Limited" Other materials, including contact adhesive (50 liters), glue (10 liters), lacquer thinner (5 liters), and Zola tone paint (15 liters). The inventory was based upon an inspection, dated 1/2/1991. Nevertheless, the inventory also noted that the inventory site was inactivated on 4/30/1990. These materials were no longer actively stored onsite.

##### City of Los Angeles Department of Building and Safety (LADBS), Historical Building Permits and Certificates of Occupancy.

Based upon aerial photograph and Sanborn Map information, building permits were reviewed for the street address range (3400 to 3416) of the subject property. Relevant permits for two addresses (3410 and 3416 La Cienega Boulevard) are described as follows:

##### **3400 South La Cienega Boulevard (Subject Property)**

Building Permit (No. 56LA41252) was issued on 4/24/1958 for construction of a new commercial structure.

Certificate of Occupancy No. 59LA23467 was issued on 5/13/1959 for a 1-story (34' x 177') office and warehouse.

Certificate of Occupancy No. 59LA23467 was issued on 11/8/1956 for a 1-story (154' x 196') office and warehouse.

**3416 South La Cienega Boulevard (Subject Property)**

Certificate of Occupancy No. 76LA33447 was issued on 3/10/1977 for a 1-story (44' x 32') "PORNG" building.

**5.2 Historical Records**

This section gives a brief description of available data from each source reviewed, followed by a summary of relevant information obtained. Relevant copies of historical documents are included in Appendix D.

**5.2.1 Maps**

Oil and Gas Wells

No oil or gas wells are present on the subject property. According to the State Department of Conservation, Division of Oil and Gas Wildcat Maps W-5 and 118, the subject property is also not located within any known oil field. Nevertheless, the property lies approximately 0.5 km (0.3 miles) to the north of the Inglewood oil Field boundary. Four, drilled and abandoned, dry hole wells are within 0.8 km (0.5 miles) of the subject property.

Historic Topographic Maps

Historical USGS topographic maps were provided by EDR (2008d). Map editions dated from 1900, 1901, 1902, 1928, 1966, 1972, 1981, and 1994 were reviewed. No RECs were identified.

Sanborn Maps

A Sanborn Fire Insurance Map was provided by EDR (2008e) for a single year- 1969. Sanborn map information is summarized for the subject property and immediate vicinity (Table 9).

Table 9: Summary of Sanborn Map Information	
Map Year	Description
1969	<p><b>Subject Property (3400-3416 La Cienega Blvd.):</b>            The subject property contains a large warehouse, building labeled as a "Moving Pictures Supplies Warehouse." Furthermore, to the east is the Lyon Van Lines inc facility (3416), labeled as a "Freight Terminal." Within the freight terminal are three RECs.</p> <p><b>REC-2</b>            Gas and Oil Pump Dispenser Island</p> <p><b>REC-4</b>            Truck Repair and Truck Body Repair Facility</p> <p><b>REC-5</b>            Truck Tire Mounting and Chassis Greasing Facility</p> <p><b>REC-6</b>            Truck Wash Rack</p> <p><b>Vicinity:</b>            Multifamily Residential buildings were found to the south along Corbett Avenue.</p>

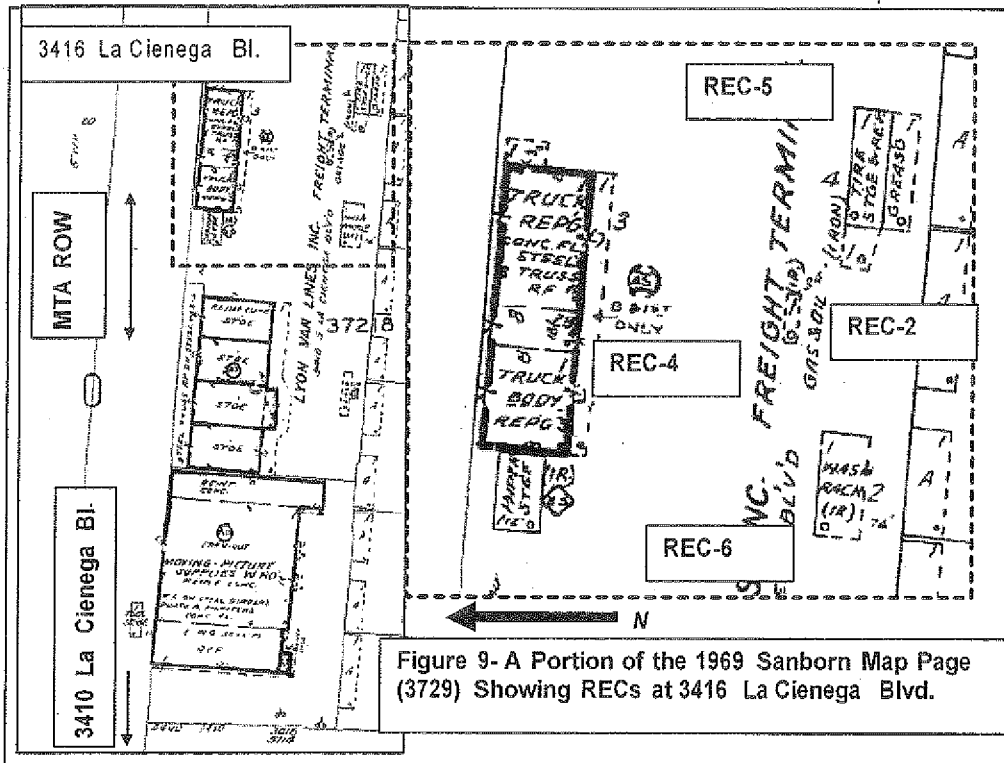


Figure 9- A Portion of the 1969 Sanborn Map Page (3729) Showing RECs at 3416 La Cienega Blvd.

The following past land uses present a REC to the subject property:

- Given this past land use, underground storage tanks and subsurface piping may have been present. Consequently, there is a potential for hydrocarbon and heavy metal contamination to be present on the subject property. Further investigation is warranted.
- Within the MTA ROW, the presence of Railroad tracks suggests the presence of hydrocarbon-contaminated ballast and heavy metal contamination to be present on the subject property. Further investigation is warranted.

Based upon the Sanborn Map set, no other past land uses of concern were identified within or adjacent to the subject property.

**5.2.2 Aerial Photographs**

Aerial photographs were provided by EDR (2008f) for the following years: 1928, 1938, 1947, 1956, 1965, 1976, 1989, 1994, 2002 and 2005. RECs within the subject property, and surrounding vicinity were identified during the review of aerial photographs. The aerial photographs showed the subject property. Ballona Creek was shown as free-flowing in the 1928 photograph, but channelized thereafter.

On the adjacent MTA ROW, Railroad tracks (REC-1) were visible in all photographs, taken from 1928 to 1989. Track configuration ranged from single and double track lines with sidings (1928 and 1938) to multiple tracks, switching yards (1947 to 1976). Trucks were parked on the tracks in a 1989 photograph. No tracks were visible in photographs from 1994- 2005.

All photographs show some degree of site disturbance within the subject property limits (3410 La Cienega Boulevard). The 1928 and 1938 photos show a barn-like structure with outbuildings in the southwest corner of the subject property. In the 1938 photograph, three small structures, along with various vehicles and equipment (of unknown type) are located in a small area to the northeast of the barn-like structure. In a later 1947 photograph, the site's lighter color suggests bare soil, and that the site was cleared. Commercial warehouse/retail structures are present in photographs from 1956 to 1994. In later photographs, the subject property is shown being used for the NOS-ECIS construction shaft site (2002), and then being cleared (2005).

Photographs from 1947 to 1976 showed the freight truck terminal (REC-2, 4 to 6) on the adjacent property (3416 La Cienega Boulevard), behind and to the east of the subject property. Commercial warehouse structures replaced the freight terminal after 1989.



## 6. CONCLUSIONS AND RECOMMENDATIONS

EMG has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 for a parcel of land addressed from 3410 to 3416 La Cienega Boulevard in the City of Los Angeles. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. Limiting conditions are described in Section 2.4 of this report.

This assessment has revealed evidence of RECs in connection with the subject property:

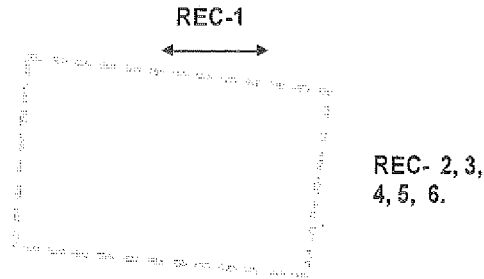
- The subject property address (3410 La Cienega Boulevard) was not listed on any governmental databases that identify known environmental risks or hazardous waste sites.
- Historical land use records (including building permits, aerial photographs and Sanborn Maps) the subject property (3410 South La Cienega Boulevard and identified as APN 5047-018-901) has been developed since at least 1928, and occupied by commercial/retail enterprises from 1947 to 1999. Since 1999, the property has been used for staging/construction activities by the City of Los Angeles, Department of Public Works. No City Fire Department records of underground storage tanks or business plans were found for the 3410 South La Cienega Boulevard address. Nonetheless, underground tank records and hazardous material inventory records were found for another address (3416 South La Cienega Boulevard) assigned to the property. At this address, Sanborn map evidence indicates the presence of a truck freight terminal with servicing facilities, including underground storage tanks, fuel dispensers, along with grease and wash racks (REC-2, 4, 5 and 6). Nevertheless, the UST's were located on the adjacent parcel to the east of the subject property. City Fire Department records showed that the tanks were removed in 1982; however, there was no record of any tank installation permits. Moreover, the files contained no reports assessing potential hydrocarbon contamination, no documentation of any soil testing, or any remediation activities. Given this past land use, and paucity of documentation, there is a potential for soil (hydrocarbon and heavy metal) contamination to be present on the subject property. If soil or groundwater contamination were present, the eastern portion of the subject property could be affected.

Additional evaluation methods, such as surface and subsurface soil testing would normally be highly recommended. However, this portion of the property is currently under construction for a wastewater air treatment facility. Moreover, the site has been used for construction/staging activities, including excavation. The original soil has been displaced on at least two other occasions in the last ten years. It is unclear whether any contamination is still present.

- Adjacent to the subject property, the Metropolitan Transit Authority (MTA) Right-of-Way (ROW) supported railroad tracks, used for freight or passenger service, from 1876 to 1994 (REC-1). Consequently, hydrocarbon-contaminated road ballast and heavy metals may be present in the soil. Such contamination is sedentary; however, some contaminated material may have been transported by water or wind, or by human or vehicular traffic into the subject property. Soil testing for Title 22 metals and establishment of a groundwater monitoring well is recommended.
- LAFD Hazardous Material Inventory records showed that a wood lamination product business was present at the 3416 South La Cienega Boulevard address (REC-3). The business has not operated at this address for at least 18 years. It is unlikely for contamination to be present from this former facility.

EMG did not observe any evidence of air pollution control equipment, storage tank fixtures, transformers, groundwater monitoring wells, stressed vegetation, or chemical handling at the subject property during the site reconnaissance.

La Cienega Blvd, 3410 South  
Property Sale  
April 2009



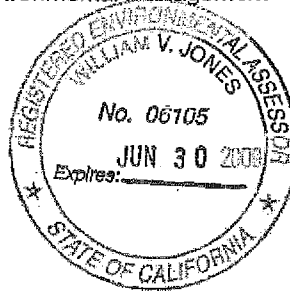
**Figure 10. Map of Potential RECs in the vicinity of the Subject Property.**  
**Map Legend:** Map not to scale  
Subject Property Boundary  
Areas of concern = REC (Shown- 1, 2, 6, 7 and 8)

7. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

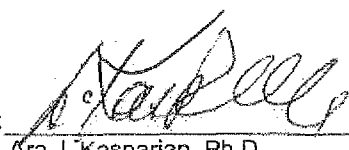
EMG warrants that the findings and recommendations provided in this report have been prepared, performed, and rendered in accordance with the procedures, practices, and standards generally accepted and customary in the profession for use in similar reports.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in Section 312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:  Environmental Specialist II  
William Jones, REA-I Environmental Management Group



Approved by:  Environmental Supervisor II  
Jim Doty Environmental Management Group

Approved by:  Manager,  
Ara J. Kasparian, Ph.D. Environmental Management Group

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- . 2008c. *The EDR- City Directory Abstract*. Inquiry No. 2373970.6. December 3, 2008.
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La Cienega Blvd, 3410 South  
Property Sale  
April 2009

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09-1036

INFORMATION TECH. & GENERAL SVCS.

EXHIBIT VI

TRANSPORTATION

MOTION

BUDGET & FINANCE

MAY 01 2009

The Los Angeles County Metropolitan Transportation Authority (LACMTA) and the Exposition Metro Line Construction Authority (Expo Authority) are preparing for the design and 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 two properties at 3410 S. La Cienega Boulevard, Los Angeles (APN 5047-018-901) herein referred to as Parcel 1 and the vacant property at the southwest corner of Exposition Boulevard and Arlington Avenue, Los Angeles (APN 5042-008-905) herein referred to as Parcel 2 near the planned alignment of that Project. Parcel 1 is required for the construction of a five-story parking garage adjacent to the La Cienega Light Rail Station. A portion of Parcel 2 is required for the construction of crossing gates required to manage traffic flow. MTA is seeking to acquire these properties for that project.

In order for the LACMTA and EXPO Project to proceed on schedule, a Right of Entry from the City on these properties is needed in order for these agencies to begin construction of the planned improvements. LACMTA and Expo Authority wish to commence use of Parcel 1 on June 1, 2009. The ROE will be subject to certain access rights by the City over Parcel 1 so City forces and its contractors have access through the property for the Bureau of Sanitation's Air Treatment Facility (ATF) currently under construction.

I THEREFORE MOVE that the City Council:

- 1) Instruct the Department of Public Works, Bureau of Sanitation to review the light rail plans affecting these properties and to obtain the necessary approval from their Board to declare these properties or a portion thereof surplus to their operations,
- 2) Direct the Department of General Services (GSD) to process these properties or a portion thereof through the surplus process for direct sale to LACMTA and Expo Authority, negotiate the terms and conditions of the sale, including sale price and required access to the properties for on-going or 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 properties or portion thereof 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 these properties or portion thereof subject to continued access by the City over Parcel 1 for the ATF.

PRESENTED BY:

Herb J. Wesson, Jr.  
HERB J. WESSON, JR.  
Councilmember, 10th District

SECONDED BY:

Bernard C. Pugh

ORIGINAL

11/21

EXHIBIT VII

CITY OF LOS ANGELES  
CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

4/23/09  
Come w/ an  
agreement on  
purch price -  
MTA v Marshall

February 6, 2009

Velma C. Marshall  
Deputy Executive Officer – Real Estate  
Metropolitan Transportation Authority  
One Gateway Plaza  
Los Angeles, CA 90012-2952

**PROPOSED SALE OF CITY-OWNED PROPERTY  
3410 S. LA CIENEGA BLVD., LOS ANGELES  
MID-CITY/EXPOSITION LIGHT RAIL PROJECT  
APN 5047-018-901, EXPO PARCEL NUMBER MC-519**

The City of Los Angeles has completed its review of your offer to purchase a portion of its property located at 3410 S. La Cienega Boulevard (MC-519). The offer as tendered is not acceptable to the City. The City does not agree with the assumption and method of valuation of the property as two separate and independent parcels with two different zones of value. Rather, the City-owned property should be valued as a single Larger Parcel meeting the three basic criteria of unity of title, unity of use, and contiguity. The Larger Parcel must have one unit value and that unit value was established by your appraisal report at \$95/SF. When a partial taking occurs, as this case is, there is diminution in value to the remainder property (the Air Treatment Facility (ATF)) resulting in severance damage compensation. The total compensation for the acquisition of this property is **\$3,740,600**.

Enclosed for further review by the Authority and/or the Authority's contract appraiser is a comparative analysis of the fair market value compensation due to the City for the purchase of a portion of its property.

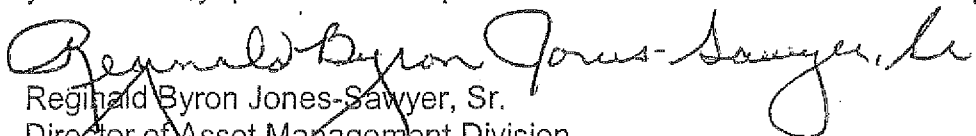
In addition, I would like to reiterate some of the terms and conditions of this purchase as follows:

- 1) The Authority may pursue a reversal of the seven-foot street dedication along La Cienega Boulevard after the Authority's purchase of the property.
- 2) The Authority will accommodate the ingress and egress of the City's Bureau of Sanitation and/or its contractors vehicles servicing the ATF through Jefferson Boulevard. This permission and use will be memorialized in an easement agreement to be issued by the Authority.



- 3) The Authority will provide the necessary easements to the City for one eight-inch water line from Jefferson Blvd. into the ATF across MTA property. The easement for the eight-inch water line must be acceptable and granted to the Department of Water and Power.
- 4) The Authority agreed to design/construct the foul air line for the City within the MTA property as part of the construction of the proposed parking structure, which will be memorialized in an easement agreement to be issued by the Authority.

The City looks forward to working with the Authority to arrive at a mutually acceptable resolution of the City property's value. You may contact Lourdes P. Owen, Deputy Director at 213.922.8502 or David Roberts, Property Manager-Appraisal at 213.922.8546 should you have any questions or require further discussion of the counter proposal.

  
Reginald Byron Jones-Sawyer, Sr.  
Director of Asset Management Division

Enclosure

c: Adel Hagekhalil, BOS Exec w/ encl  
Gus Malkoun, BOE WCED w/ encl  
Brent Lorscheider, BOS WESD w/ encl  
Uri Jimenez, BOE Real Estate w/ encl

**SUMMARY OF VALUATION COMPARISON**  
**3410 S. LA CIENEGA BLVD., LOS ANGELES 90016**  
**MID-CITY/EXPOSITION LIGHT RAIL PROJECT**  
**APN 5047-018-901 – EXPO PARCEL**

	<u>MTA</u>	<u>CITY</u>
Before Acquisition:		
A. Value of the whole (Larger Parcel) (at \$95.00/SF)	\$4,150,000	\$5,040,000
B. Value of the part to be taken, as part of the whole	\$2,820,000	\$2,820,000
C. Value of the Remainder, as part of the whole: (A-B)	\$1,330,000	\$2,220,000
Damages:		
D. Value of the remainder, after the acquisition disregarding benefits	\$1,330,000	\$1,330,000
E. Severance Damages: (C-D)	\$ -0-	\$ 890,000
After Acquisition:		
F. Value of the remainder, after the acquisition considering benefits	\$1,330,000	\$1,333,000
G. Benefits: (F-D)	\$ -0-	\$ -0-
Just Compensation:		
H. <b>Just Compensation: (B+E-G)</b>	<u>\$2,820,000</u>	<u>\$3,710,000</u>
	<b>DIFFERENCE:</b>	<b>\$ 890,000</b>
Less pre-negotiated construction cost (offset against compensation)	(\$ 478,400)	(\$ 478,400)
Plus adjustments (for 20' redesign to relocate ATF)	<u>\$ 509,000*</u>	<u>\$ 509,000</u>
<b>TOTAL COMPENSATION</b>	<b>\$2,850,600</b>	<b>\$3,740,600</b>

\*As a result of MTA/EXPO's taking, and in order to accommodate MTA/EXPO's requirement for additional area for its parking structure, and to meet the zoning height requirement, the City had to relocate and re-design its ATF facility. Thus, in addition to re-design costs, actual expenses were incurred during construction to provide shoring for protection of an existing sewer line, to relocate other various existing sewer lines, and to relocate water main service lines.

**LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY  
STATEMENT OF JUST COMPENSATION AND APPRAISAL SUMMARY**

**DATE OF VALUE:** October 25, 2008

**PARCEL NO:** MC-519

**PROPERTY OWNER OF RECORD:** CITY OF LOS ANGELES, a municipal corporation

**APPRAISER:** John Ellis, MAI, CRE, FRCIS and William Larsen of Integra Realty Resources ("Integra")

**PROPERTY LOCATION:** 3410 South La Cienega Boulevard, Los Angeles, 90012

**PROPERTY DESCRIPTION:**

The larger parcel is located on the east side of La Cienega Boulevard approximately 100 feet south of Jefferson Boulevard. The property has 185.41 feet of frontage on La Cienega Boulevard. The parcel is separated from Jefferson Boulevard by the Exposition railroad right of way. The land area of the larger parcel is 54,301 gross square feet based on the legal description attached as Exhibit "A". The larger parcel is generally rectangular in shape and is relatively level and at grade with La Cienega Blvd.

The part taken ("Zone A") is the westerly 30,621 square feet of the site with direct frontage to La Cienega Blvd. This portion of the property is encumbered with a pipeline, bypass tunnel and vent pipe which supports the North Outfall Sewer -East Central Interception Sewer Project ( ECIS).

The remainder parcel ("Zone B") is the easterly 23,364 square feet of the site. This area is the site of the East Central Interceptor Sewer (ECIS) Air Treatment Facility (ATF)

**PROPERTY LEGAL DESCRIPTION:** See Attachment "A". The legal descriptions include a description of Zone A containing 30,992 square feet, a description of the adjacent alley containing 5,607 square feet, and a description of the various easements that will be reserved by the City.

**INTEREST TO BE ACQUIRED:** The Exposition Light Rail Project ("Project") requires the Fee Simple Interest to the portion of the property identified as Zone "A". The City of Los Angeles will reserve three easements within Zone "A" described as follows :

1. **Pipeline Subsurface Easement.** The area of the easement is 4,703 sf and the vertical limits of the easement extend 8.50 feet above and below the outside wall of the pipeline structure lying within the easement area. The top wall of the pipeline structure lies 40 feet below grade; therefore the upper vertical limit of the easement lies 3.1 feet below grade.

2. **Bypass Tunnel Subsurface Easement.** The area of the easement is 786 sf and the vertical limits of the easement extend 1.00 feet above and below the outside wall of the pipeline structure lying within the easement area. The top wall of the pipeline structure lies 40 feet below grade at the southeastern end of the easement area and 32 feet below grade at the northwestern end of the easement area; The upper vertical limits of the easement lies 31.0 feet to 39.0 feet below grade.
3. **Vent Pipe Utility Easement.** The vent pipe easement consists of two portions. The first portion is a narrow rectangular strip of land 5.33 feet wide extending from the western to the eastern perimeter of the site. The southern boundary of the easement lies 3.00 feet north of the southern perimeter of the site. The second portion of the easement extends from below the area of the bypass tunnel subsurface easement area southward to a point above the first portion of the vent pipe utility easement. The combined area of the two portions of the easement is 1,279 sf. The top wall of the pipeline structures lie at variable depths of 4.5 feet to 6 feet below grade.

**BASIS OF JUST COMPENSATION:**

LACMTA's offer of Just Compensation is based on the fair market value of the subject property and is not less than the approved appraised valuation. The amount of this offer is the full amount believed to be Just Compensation for the subject property.

Any decrease or increase in the fair market value of the subject property to the date of the valuation caused by the public improvement for which such property is acquired for such improvement, other than that due to physical deterioration within the reasonable control of the property owner, has been disregarded in determining the compensation for the subject property by the LACMTA and its appraisers .

**MARKET VALUE DEFINITION:**

The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonable, adaptable and available.

(California Code of Civil Procedure 1263.320).

**PRESENT USE:** The City of Los Angeles is in the process of constructing the Eastern Central Interceptor Sewer Air Treatment Facility on the larger parcel. The air treatment improvements are located on the eastern 23,310 square feet of the property.

**ZONING:** The parcel is zoned MI (Limited Industrial) and has a general plan designation of Limited Manufacturing. The MI zone allows light industrial uses including distribution, manufacturing, contractor's storage yards, and lumberyards. The MI zone also allows commercial uses including retail, restaurant, general and professional office, auto and truck repair, theaters and auditoriums .

The property is in the Very Limited Height District (IVL), in which the maximum allowable height is 45 feet. Development standards include no limitation regarding lot area, front, side or rear yards. Parking requirements are two spaces for each 1,000 sq.ft. of gross floor area of commercial office, retail, restaurant, and research and development buildings. The Floor Area Ratio (FAR) may not exceed three times the buildable area of the lot.

**HIGHEST & BEST USE:**

Integra formed the opinion that the highest and best use of the subject property as though vacant would be for retail commercial uses on the western portion of the site while the eastern portion of the site would be for industrial development.

Integra's opinion as to the highest and best use of the Larger Parcel as improved would be for continued use of the eastern portion of the site with the Air Treatment Facility that is currently under construction.

**MARKET VALUE OF SUBJECT PROPERTY:**

Integra recognized the property as essentially a vacant property and valued the fee simple interest in the larger parcel utilizing the Sales Comparison Approach .

**A. Sales Comparison Approach**

Under the Sales Comparison Approach, Integra analyzed five recent sales that they considered to be sufficiently comparable to the subject property to be used as value indicators. Sales were adjusted on a percentage basis and a price per square foot unit value was estimated for both valuation analyses. The sales ranged in size from 12,907 to 158,710 square feet located in the West Los Angeles and Culver City areas. The sales are summarized on the attached Exhibit "B".

***Land Valuation -Larger Parcel***

For valuation purposes Integra concluded that the subject property should be valued assuming two zones of value. The Comparable Land Sales range on an adjusted price per square foot basis from \$88.44 to \$135.08. Based on an analysis of the comparable sales, Integra estimates the market value of the western portion of the Larger Parcel (Zone A) to be \$95.00 per square foot. Utilizing the gross square footage obtained from the legal description the subject property and a 7-foot street dedication, the net land area of the western portion of the Larger would calculate to 29,696± net square feet. The value of the western portion of the site is therefore being calculated as follows:

$$29,696\pm \text{ square feet times } \$95.00 \text{ per square foot equals } \$2,821,120$$

**Rounded To \$2,820,000**

***Reserved Easements -Zone A***

The next step in Integra's analysis was to determine the value of Zone "A" as encumbered by the easements to be retained by the City of Los Angeles. The area of *pipeline subsurface easement* is 4,703± square feet and the vertical limits of the easement extend 8.5± feet above and below the outside wall of the pipeline structure lying within the easement area. The top of the pipeline structure is approximately 40± below the surface on the site; therefore the upper vertical limit of the easement is 31.5± feet below the surface of the site. The *bypass tunnel* has area of 786± square feet and the vertical limits of the easement extend one foot above and below the outside wall of the bypass tunnel within the easement area. The bypass tunnel varies from between 32 and 40 feet below the surface of the site. The vertical limit of the bypass tunnel easement would therefore be 31.0± to 39.0 feet below the surface of the site. Based on depth of the pipeline and the bypass tunnel easements Integra concludes that the easements will not have a significant impact on the development potential of the site. It is therefore Integra's opinion that the easements would not diminish the value of the site.

The *vent pipe utility easement* consists of two portions that have a combined area of 1,279± square feet. The City of Los Angeles Bureau of Sanitation will require maintenance access to the vent pipe and will carry a restriction stating that there is a "no-build zone" above the vent pipe easement. Given the location of the southern portion easement Integra believes the easement and the effective "no build zone" will impact an additional 478± square feet of the site. The total area of the "no-build zone" is therefore calculated to be 1,757± squarefeet.

Due to the use restrictions placed over the vent pipe easement area, Integra concluded that the area of no-build zone would require a 50% discount from the unencumbered fee simple value of the subject site of \$95.00 per square foot. Therefore the diminution in value associated with the vent pipe easement calculates to \$83,458. ( 1,757± square feet times \$95.00 per square foot x 50% discount).

***Street Dedication***

The City of Los Angeles will require a 7-foot dedication along the La Cienega frontage of the property. Utilizing the 7-foot dedication requirement, that portion of the vent pipe easement along the western lot line of the property would fall entirely within the street. Furthermore, the southern portion of the vent pipe easement could be relocated within the non-exclusive easement for driveway and sanitary sewer purposes over that portion of assessor's parcel number 5047018-002 which abuts the Larger Parcel on the south. Based on this information it was concluded that the burden of the vent pipe easement would have nominal impact on the value of the Larger Parcel. Therefore no deductions are made to the fair market value of the western portion of the site (Zone "A") due to the easements to be retained by the City.

**Valuation of Zone B**

To establish the market value of Zone "B", Integra used the base value of \$95.00 per square foot that was applied to Zone A and then discounted the \$95.00 to account for Zone "B"s lack of direct street frontage, limited exposure and access issues. The adjustment for the rear portion of the site, compared to the front portion is analogous to a comparison of a corner parcel versus an interior parcel. A discount was based on Integra's analysis of the sale of two adjacent parcels where in the same buyer concurrently acquired a corner parcel and an adjacent interior parcel. The corner parcel enjoyed dual street exposure at a major signalized intersection. The difference in price between the corner parcel and the interior parcel reflected a 26% discount for lack of corner prominence. The matched pairs suggested discounts of between 26% and 50%. Based on the analysis of the data, Integra concluded that the eastern portion of the site should be discounted by 40%. The estimated market value of Zone "B" therefore calculates to be \$57.00 per square foot.

23,310± square feet times \$57.00 per square foot equals \$1,328,670

**Rounded To \$1,330,000**

The value of the Larger Parcel is the sum of the fair market value of Zone "A" and Zone "B" of the larger parcel. Therefore the value of the larger parcel is \$4,150,000 (\$2,820,000 + \$1,330,000 = \$4, 150,000).

Integra concluded that in both the before and after condition the utility of the remainder parcel which is equivalent to Zone "B" would remain unchanged and that the value of the property under both scenarios would remain \$1,330,000. As a result Integra has concluded that there are no severance damages as a result of the acquisition of Zone "A".

**Offset to Property Value**

The Los Angeles Bureau of Sanitation ("LABOS") and the Exposition Light Rail Authority ("Expo Authority") agreed that the cost of constructing an additional 590 lineal feet of sanitary sewer and the rehabilitation of two additional maintenance holes would be an offset to the purchase price of this property.

Statement of Just Compensation and Appraisal Summary

Page 6

As discussed in a letter dated December 19, 2008 (See Exhibit "B") from Eric Olsen of the Expo Authority to Enrique Zaldivar of LABOS, the negotiated construction cost for the work is \$478,400. Therefore the final revised payment for Parcel MC-519 is \$2,341,600

$$\begin{aligned} & \$2,820,000 - \$478,400 + \$2,341,600 \\ & \mathbf{\$2,342,000 \text{ (ROUNDED)}} \end{aligned}$$

An Additional offset may be made for the Subsurface Easement that will be granted to the Los Angeles Department of Water and Power (LADWP) for water service to the ATF Facility. No offset is made at this time as it is anticipated that the value of the subsurface easement will be nominal. A final decision will be made when the value of the easement is finalized.

**SUMMARY OF ESTIMATE OF JUST**

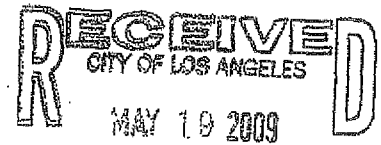
1	Value of Larger Parcel as a Whole	\$4,150,000
2	Value of the Part Taken	-2,820,000
3	Value of the Remainder Parcel as Part of the Whole Before Acquisition	\$ 1,330,000
4	Value of the Remainder Parcel After Taking	\$1,300,000
5	Severance Damages to Remainder (3 -4)	-0
6	Less Benefits	-0
7	Net Damages	-0
8	Total Estimated Fair Market Value for the acquisition of the property rights to be acquired.	\$2,820,000
9.	Less negotiated construction cost for sanitary sewer liner and rehabilitation of two maintenance holes	- 478,400
10	REVISED JUST COMPENSATION	\$2,341,600 \$2,342,000 (ROUNDED)



## Summary of Comparable Land Sales

Sale No.	Address	Sale Date	Sale Price	Land Area	Zoning	Price Per Sq.Ft.
1	4114 Sepulveda Boulevard, Culver City	02/20/08	\$15,500,000	96,387	CG	\$160.81
2	4927 West Washington Boulevard, Los Angeles	08/14/07	\$1,560,000	12,907	C2-1	\$120.86
3	3101 South La Cienega Boulevard, Los Angeles	08/03/07	\$18,000,000	158,710	MR1-1VL	\$113.41
4	615 North Vermont Avenue, Los Angeles	07/19/07	\$2,350,000	20,400	C2-1	\$115.20
5	9919 Jefferson Boulevard, Culver City	03/20/07	\$8,500,000	76,890	M1	\$110.55
SP	3410 South La Cienega Boulevard, Los Angeles			53,985	MI-1VL	


CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE



Date: May 15, 2009

To: S. Gail Goldberg, Planning Director  
City Planning Department  
City Hall, 5<sup>th</sup> Floor (MS 395)  
ATTENTION: Nancy Scrivner, Hearing Coordinator  
Community Planning Bureau  
City Hall, Room 667 (MS 395)

CITY PLANNING  
COMMUNITY PLANNING BUREAU

From:   
Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

Subject: PROPOSED SALE OF PORTION OF CITY-OWNED PROPERTY - 3410 S. LA CIENEGA  
BLVD. TO LACMTA FOR MID-CITY EXPO LIGHT RAIL, APN 5047-018-901 (CD 10)

The Asset Management Division of the Department of General Services is processing for proposed sale a portion of City-owned property located at 3410 S. La Cienega Boulevard to the Los Angeles County Metropolitan Authority (LACMTA) for the Mid-City Exposition Light Rail Project. The land proposed for sale is the westerly portion of APN 5047-018-901 shown hatched on the attached assessor parcel map. In accordance with Los Angeles City Planning Department memo dated November 28, 2000, the following information is also submitted:

Case Reference No.	None
Council File No.:	05-2445-S1
Response Time:	Response requested by <b>June 8, 2009</b>
Property Address:	3410 S. La Cienega Boulevard, Los Angeles
Project Description:	Proposed direct sale of portion of City-owned land to LACMTA
Project Map:	See Assessor Parcel Map APN 5047-018-901
Vicinity Map:	Thomas Guide Pg. No. 633-A7;673-A1
ZIMAS Map:	Attached
Community Plan Area:	South Los Angeles
Council District No.:	10
Environmental Clearance:	Conducted by LACMTA

A Master Cooperative Agreement between the City, LACMTA and the Exposition Authority was executed on June 23, 2005 regarding the use and need by LACMTA and the Authority of properties owned by the City of Los Angeles (CF 05-2445-S1).

Pursuant to provisions of Section 7.22 c of the Los Angeles Administrative Code and Charter Section No. 558 Public Works Approvals, please advise this Division if you recommend the proposed direct sale of the above-referenced property.

5047 18  
SCALE 1" = 100'  
SHEET 1

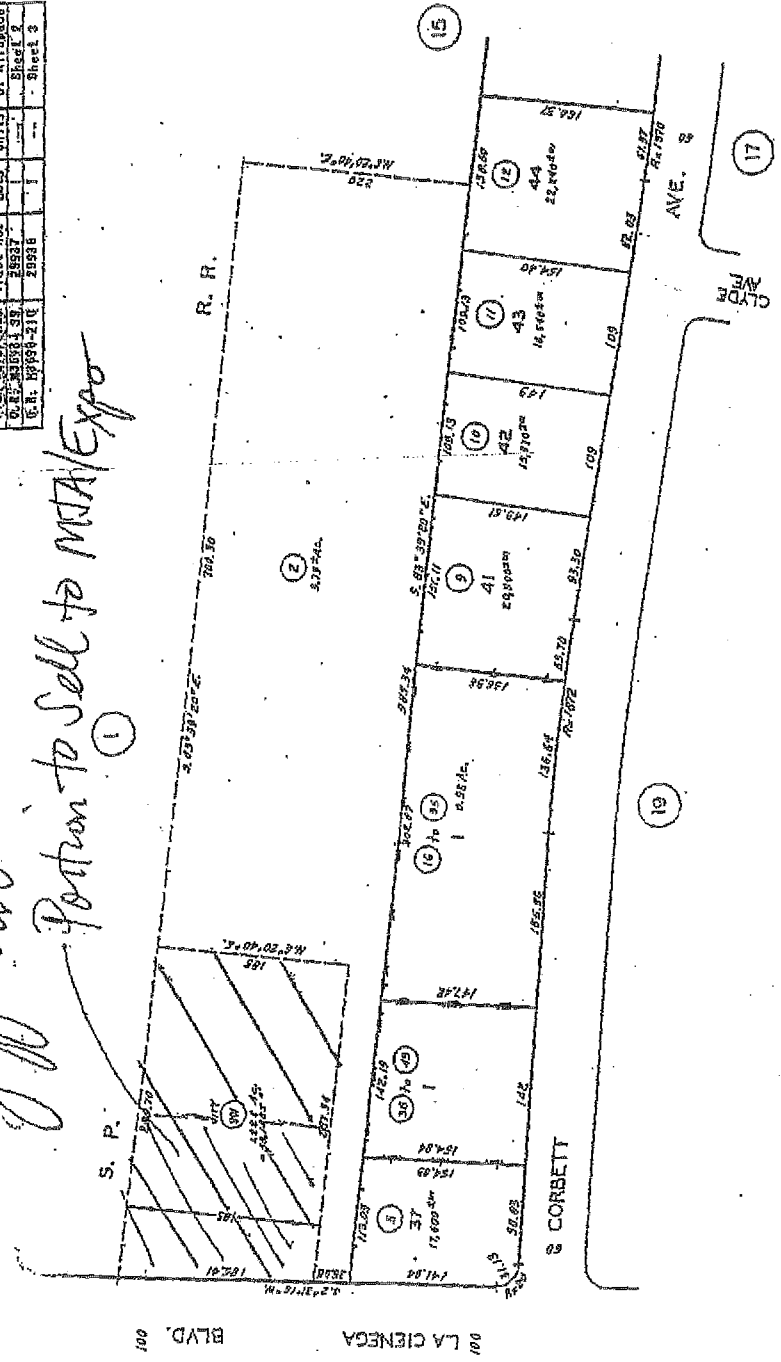
2001

*Jefferson*

*Portion to Sell to MTA/Expo*

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in each of record.

Tract No.	Block	Unit	Subdivision of Airspace
045-29937-25	33	43	Sheet 2
045-29937-25	33	44	Sheet 2
045-29937-25	33	45	Sheet 3



RANCHO CIENEGA O' PASO DE LA TIJERA  
P. 1-250  
TRACT NO. 14457 M. B. 309-25-27  
CONDOMINIUM  
TRACT NO. 29937 M. B. 803-25-26  
CONDOMINIUM  
TRACT NO. 29936 M. B. 804-56-57

CODE 67

FOR PREV. ASSN. 515  
5047-18

NOV 15 2000  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

200011501075001-25

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

June 8, 2009

*FILE*

TO: Lourdes P. Owen, Deputy Director  
Department of General Services,  
Asset Management Division

FROM: City Planning Commission

SUBJECT: **PROPOSED SALE OF PORTION OF CITY-OWNED PROPERTY – 3410 S. LA CIENEGA BLVD. TO LACMTA FOR MID-CITY EXPO LIGHT RAIL, APN 5047-18-901 (CD 10)**

**LOS ANGELES ADMINISTRATIVE CODE SECTION 7.22 (c)**

The proposed sale of the subject City-owned property is in substantial conformance with the purposes and provisions of all applicable plans prepared by the Department of City Planning, including the City's General Plan and the West Adams-Baldwin Hills-Leimert Community Plan, in that it would serve the public interest and would not adversely impact the surrounding community.

The land proposed for sale, the westerly portion of APN 5047-018-901, is located directly adjacent to the eastern platform of the Jefferson/ La Cienega station of the Exposition Light Rail Transit Project (LRT) currently under construction. The subject property, to be developed as a central parking structure for the LRT station, is furthermore located at the axis of what will become a transit oriented development area encompassing the station. This catalyst project, providing the initial off-street parking needed to foster transit ridership among commuters from nearby residential neighborhoods, is expected to generate increased pedestrian activity in the immediate station area. Therefore, facilitation of safe pedestrian passage to and from the parking structure and the mass transit portal is imperative and warrants increased pedestrian orientation at the ground floor level, preferably through the introduction of active commercial uses within the perimeter portions of the structure.

To this end, it is recommended that any entitlements granted relative to the future central parking structure project consider the importance of the aforementioned ground floor pedestrian experience concerns in order that the sale of this property to the Los Angeles County Metropolitan Transit Authority (LACMTA) as well as future development of the site be expedited in a manner consistent with the goals and policies of both the existing as well as the emerging West Adams-Baldwin Hills-Leimert Community Plan currently being developed through the New Community Plan Program.

**CHARTER SECTIONS 556 AND 558**

The proposed sale of the subject City-owned property is in substantial conformance with the purposes, intent and provisions of the City's General Plan and the West Adams Baldwin Hills-Leimert Community Plan, an element of the General Plan, in that it would serve the public interest and the objectives of the Community Plan, and would not adversely impact the surrounding community.

The environmental (CEQA) status of the proposed project, as determined by the Lead Agency, is: Categorical Exemption - Article III, Section 1, Class 12.

**RECOMMENDATION**

Under the authority granted by Section 559 of the City Charter and the City Planning Commission action of July 27, 2000 delegating authority to the Director of Planning to act on behalf of the Commission on certain matters, I approve the subject project and recommend that it be approved by the City Council.

S. GAIL GOLDBERG, AICP  
Director of Planning

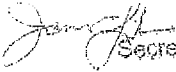
By:

  
Senior City Planner

Date:

6/5/2009

JUL 22 2008

  
Secretary

DEPARTMENT OF PUBLIC WORKS

BUREAU OF SANITATION  
BOARD REPORT NO. 1  
July 22, 2008

REQUEST FOR DECLARING PORTION OF THE CITY-OWNED PROPERTY LOCATED AT 3410 SOUTH LA CIENEGA BOULEVARD, SOUTH EAST CORNER OF JEFFERSON BOULEVARD AND LA CIENEGA BOULEVARD, AS SURPLUS PROPERTY AND BE SOLD TO THE METRO TRANSIT AUTHORITY FOR USE AS A PARKING GARAGE FOR THE EXPO METRO LINE

RECOMMENDATIONS

1. Recommend 30,990 square feet of the subject property be declared as surplus property and be allowed to be sold to the Metro Transit Authority (MTA), in accordance with the City of Los Angeles ordinances and the money transferred back to the Bureau of Sanitation's Sewer Construction & Maintenance (SCM) Fund .
2. Request the Department of General Services prepare a report to the City Council transmitting the action described herein.

TRANSMITTALS

1. Maps of the subject property.
2. Copy of preliminary Title Report prepared by Orange Coast Title Company, dated June 18, 2008.

BACKGROUND

The subject property is an industrial site with an area of 54,300 square feet, or approximately 1.25 acres, on the east side of La Cienega Blvd. between Jefferson Blvd. and Corbett Avenue. The site was acquired by the City of Los Angeles Department of Public Works, Bureau of Sanitation for \$3.6 million on March 8, 2000, it was funded from the Sewer Construction & Maintenance (SCM) Fund. The property was purchased for two purposes: 1), to serve as a shaft site for the construction of the East Central Interceptor Sewer (ECIS), and 2), as an Air Treatment Facility (ATF) site for removing foul air to meet one the requirements of Collection Systems Settlement Agreement (CSSA). The property was purchased with an industrial building that was later demolished.

The property is located in Council District 10 and is summarized below:

Assessor Parcel Number:	5047-018-901
Tract:	Rancho Cienega O'Paso De La Tijera
Lot:	Rita Botiller De Aguilar 444 Acres
Map Reference:	D C C 2253 C F 900 PAT 1-259
Parcel ID Number:	120B173 310
Zoning:	Commercial M1-1VL
Planning District:	West Adams-Baldwin Hills-Leimert

BUREAU OF SANITATION  
BOARD REPORT NO. 1  
July 22, 2008

Page 2

DISCUSSION

This initial use of this property was to allow construction of a shaft site for tunneling work on the East Central Interceptor Sewer (ECIS). That work was completed in 2004 and now the site is being used for sewer odor control facilities. Currently a temporary carbon scrubber is located on the site and construction has begun on a permanent Air Treatment Facility (ATF) that is scheduled to be completed by March 2010.

The Metro Transit Authority (MTA) requested to purchase a portion of this property from the Bureau of Sanitation for a parking structure for the "Exposition Corridor Light Rail Transit" running along Jefferson Boulevard. Sanitation investigated and reviewed their needs and identified 30,990 square feet of the subject property that could be declared as surplus. MTA has agreed to provide any and all right of ways and/or easements to allow Sanitation to use the alley for operating and maintaining the odor control duct that runs parallel to the parking structure and to also provide safe access to the sewer lines and the ATF facilities for operational and maintenance purposes. The MTA will use the purchase portion to construct and operate a parking garage on part of the EXPO METRO LINE.

The Department of General Services (GSD) will be reviewing the property appraisal prepared by the MTA. GSD will also review the title report and will secure all necessary Right of Way documentation and will transmit their findings to the City Council for the Council to allow the sale of this property.

Status of Financing

This property that was purchased with SCM fund will be sold to the MTA at the current market value. The proceeds will be deposited into SCM Fund 208, Revenue Source Code 4541, "Sale of Real & Personal Property" to be used for sewer related projects.

Respectfully submitted,



ENRIQUE C. ZALDIVAR, Director  
Bureau of Sanitation

Prepared by:

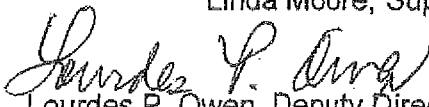
Ali Poosti, WESD  
323-342-6228

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

F/U

DATE: August 15, 2008

TO: Gary Lee Moore, City Engineer  
1149 S. Broadway, 7<sup>th</sup> Floor (MS 490)  
Los Angeles, CA 90015-2213  
Attention: Dr. Ara Kasparian, BOE Environmental Management  
1149 S. Broadway, 6<sup>th</sup> Floor (Mail Stop 939)  
Los Angeles, CA 90015-2213  
Linda Moore, Supervisor

FROM:   
Lourdes P. Owen, Deputy Director  
Department of General Services, Asset Management Division

SUBJECT: REQUEST FOR ENVIRONMENTAL CLEARANCE – SALE OF  
CITY-OWNED PROPERTY VIC/O JEFFERSON & LA CIENEGA BOULEVARD

The Asset Management Division is processing for direct sale to the Metropolitan Transportation Agency a portion of the City-owned property under the jurisdiction of the Bureau of Sanitation, Public Works Department. The subject property is identified on the attached map.

We are requesting any necessary environmental clearance(s) and any required real estate disclosure statements, including natural hazards disclosures, for the proposed sale of the above referenced City-owned property. Please furnish this division with a report by September 15, 2008 and send the report to Mail Stop 706, Room 201, City Hall South.

Thank you for your prompt attention. Should you need additional information, please contact me at (213) 922-8502.

Attachment



California Land Title Association

As

Owner's Policy

Your Ref:

### SCHEDULE A

40

91049623-X65/LEON PERL

Amount of Insurance: \$3,600,000.00  
Date of Policy: MARCH 8, 2000

at 8:00 AM

Policy No. 91049623  
Premium: \$5,054.00

X5

1. Name of Insured:

CITY OF LOS ANGELES, A MUNICIPAL CORPORATION

2. The estate or interest in the land which is covered by this policy is:

A FEE AS TO PARCEL 1;  
AN EASEMENT MORE FULLY DESCRIBED BELOW AS TO PARCEL 2

3. Title to the estate or interest in the land is vested in:

CITY OF LOS ANGELES, A MUNICIPAL CORPORATION

4. The land referred to in this policy is situated in the County of LOS ANGELES  
California and is described as follows:

, State of

SEE ATTACHED DESCRIPTION

This Policy valid only if Schedule B is attached.



00 0347121

6

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
MAR 08 2000  
AT 8AM

SPACE ABOVE THIS LINE FOR RECORDERS USE

ACQUISITION DEED

ACQUISITION DEED

TITLE(S)

FEE

D.T.T.

FREE

FOR GOVERNMENT USE ONLY

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)  
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

5047 018 001 001



EXHIBIT "A"

OB  
3

Project North Outfall Sewer – East Central  
 Interceptor Sewer (ECIS)  
 Parcel No 1-06-02  
 APN 5047-018-001  
 Title Reports CTA #LA 13796-B  
 Estate Subsurface Easement

LEGAL DESCRIPTION

Parcel 1-06-02 1

That portion of the Rancho Cienega O'Paso De La Tijera, in the City of Los Angeles, in the County of Los Angeles, State of California, described as follows

Beginning at a point of intersection of the Easterly line of the 50 foot strip of land described in the deed to the City of Los Angeles, recorded in Book 12562 Page 288, Official Records, with a line parallel with and distant Southerly 185 00 feet at right angles from the Southerly line of the right of way of the Southern Pacific Railroad Company, as described in the deed recorded in Book 53 Page 553 of Deeds, thence S 83° 39' 20" E along said parallel line 287 34 feet, thence N 6° 20' 40" E, 185 00 feet to said Southerly line of said right of way, thence N 83° 39' W along said Southerly line 299 70 feet to the Easterly line of said 50 foot strip of land, thence S 2° 31' 16" W along said Easterly line, 185 41 feet to the point of beginning

Except one-half of any deposits of all oil, gas, minerals and other hydrocarbon substances in and under said land, but without right of surface entry to develop same, as reserved in the deed from Artesian Water Company, recorded May 8, 1942, in Book 19285 Page 260, Official Records.

Parcel 1-06-02 2

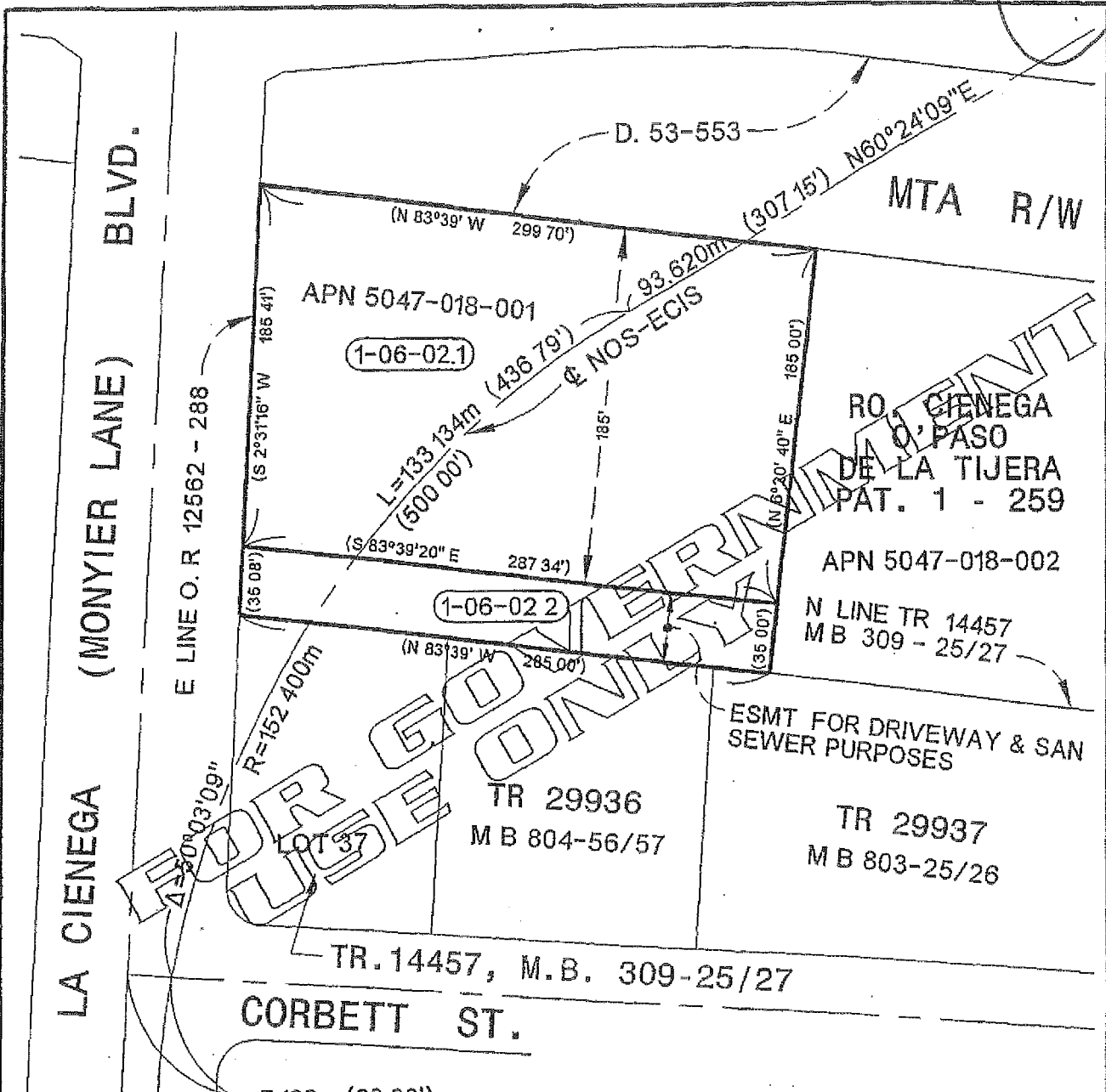
A non-exclusive easement for driveway and sanitary sewer purposes, over that portion of the Rancho Cienega O'Paso De La Tijera, in the City of Los Angeles, in the County of Los Angeles, State of California, described as follows

Beginning at a point of intersection of the Easterly line of the 50 foot strip of land described in deed to the City of Los Angeles, recorded in Book 12562 Page 288, Official Records with a line parallel with and distant Southerly 185 00 feet at right angles from the Southerly line of the right of way of the Southern Pacific Railroad Company, as described in the deed recorded in Book 53 Page 553 of Deeds, thence S 83° 39' 20" E along said parallel line 287 34 feet, thence S 6° 20' 40" W, 35 00 feet, more or less, to the Northerly boundary line of Tract 14457, recorded in Book 309 Pages 25 to 27, inclusive of Maps, thence N 83° 39' W along said Northerly boundary line 285 00 feet, more or less, to the Northwest corner of said Tract 14457, which corner also is a point in the Easterly line of said 50 foot strip of land, thence Northerly along said Easterly line, 35 08 feet, more or less, to the point of beginning

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6c  
4



**NOTE**  
 THIS IS NOT A SURVEY  
 OF THE LAND THE DATA  
 SHOWN ON THIS MAP ARE  
 COMPILED FROM PUBLIC  
 SOURCES AND ARE SUBJECT  
 TO VERIFICATION



SCALE = 1 1000

EXHIBIT "B"

PARCEL 1-06-02

PROFILE e:\cadd\work\ecis\2001\44\map106.plt.dwg  
 DATE/TIME: 09/09/99 11:36

00-0347121

TO  
**The City of Los Angeles**

GRANT DEED

Job Title  
NORTH OUTFALL SEWER - EAST  
CENTRAL INTERCEPTOR SEWER  
(NOS -ECIS)  
Parcel No. 1-06-02

5

Dated ... ..

STANDARD INSTRUMENT

Checked as to parties, marital status, dates,  
signatures, acknowledgments, and corporate seal

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to The City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the City Council of The City of Los Angeles, pursuant to Ordinance No. 123655, approved January 23, 1963, and the grantee consents to the recordation thereof by its duly authorized officer.

By [Signature]  
Bureau of Engineering  
Authorized Officer

Approved as to Authority Date 12-28-99

By [Signature]  
Bureau of Engineering  
Authorized Officer

Approved as to Description Date Dec 2, 99

By [Signature]  
Bureau of Engineering

By [Signature]  
Authorized Officer

Date 12-28-99

FOR GOVERNMENT  
USE ONLY

By [Signature]

Approved Date ... ..

By [Signature]  
City Attorney  
Deputy

Division ... ..

Platted CM ... ..

By . . . . . CE ... ..

Council File No. . . . .

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

On \_\_\_\_\_, before me, \_\_\_\_\_  
a Notary Public in and for said state, personally appeared \_\_\_\_\_

personally known to me (or 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

WITNESS my hand and official seal.

00-0347121

Signature \_\_\_\_\_