

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

An Ordinance authorizing and providing for the grant of an exclusive temporary foundation easement (Foundation Easement) and a temporary fire emergency access easement (Fire Access Easement), (together, the Easements), to LTSC Community Development Corporation, a California nonprofit corporation (LTSC), and its successors and assigns, over certain City-owned property.

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

Section 1. The Council of the City of Los Angeles hereby finds and determines that the public interest and necessity require the grant of the Easements over City-owned property located at the address and/or location set forth below. The Foundation Easement will allow for the inclusion of 200 square feet of land area previously inadvertently omitted from the property description in an existing Ground Lease between the City and LTSC, Contract No. C-118897 (Lease). The Fire Access Easement will allow for fire emergency access to the Lease property.

Sec. 2. The Easements shall be granted to LTSC for the sum of THIRTEEN THOUSAND, ONE HUNDRED DOLLARS AND 00/100 CENTS (\$13,100.00). The Easements will be incorporated into one granting document and will be co-terminus with the Lease, which currently has a 25-year term with one 25-year option to extend.

Sec. 3. The Easements are located at 237-249 S. Los Angeles Street, Los Angeles, CA 90012, Assessor Parcel Numbers 5161-026-910 and 5161-026-907. Refer to Exhibit A (Lease), Exhibit B (Burdened City Property- including proposed easements), Exhibit C (Fire Emergency Access Easement), and Exhibit D (Foundation Easement Parcel), attached hereto and incorporated herein by this reference.

Sec. 3. The Mayor of the City of Los Angeles in the name of and on behalf of the City is hereby authorized to execute easement agreements (or other conveyancing agreements) to LTSC for the Easements described in this Ordinance, and the City Clerk of this City is hereby authorized and directed to attest same and affix the City Seal.

Sec. 4. The City Department of General Services, Real Estate Services Division, is hereby authorized to execute and deliver any deeds, conveyancing agreements, and ancillary documents, and complete all necessary processes to effect this transfer of the Easements to LTSC.

# EXHIBIT 'A'

SHT 1 OF 2 SHTS

## LEGAL DESCRIPTION GROUND LEASE PARCEL

LEASE DESCRIBED IN DOCUMENT RECORDED AS INSTRUMENT NO. 20151357007, OFFICIAL RECORDS OF LOS ANGELES COUNTY, AND SHOWN ON RECORD OF SURVEY FILED IN BOOK 267 PAGE 53 OF RECORDS OF SURVEYS, RECORDS OF LOS ANGELES COUNTY, DESCRIBED MORE FULLY AS FOLLOWS:

THAT PORTION OF THE UNNUMBERED LOT OF THE CITY LANDS OF LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 504 AND 505 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF LOS ANGELES STREET, 86 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 4874, RECORDED IN BOOK 115, PAGE 89 OF MAPS, IN SAID COUNTY RECORDER'S OFFICE WITH THE SOUTHWESTERLY LINE OF SAID TRACT NO. 4874; THENCE NORTH 57°36'36" WEST ALONG SAID SOUTHWESTERLY LINE TO A LINE PARALLEL WITH AND DISTANT 3.00 FEET NORTHWESTERLY FROM SAID NORTHWESTERLY LINE OF LOS ANGELES STREET; SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 57°36'36" WEST, 137.58 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE LEAVING SAID SOUTHWESTERLY LINE SOUTH 37°27'27" WEST, 251.14 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE UNNUMBERED LOT OF THAT CERTAIN TRACT OF LAND MARKED AS "CHARLE CASSAGNE", ON THE MAP SHOWING THE LAND CONVEYED BY C. E. THOM TO CHARLE CASSAGNE, RECORDED IN BOOK 9, PAGE 64 OF MISCELLANEOUS RECORDS, IN SAID COUNTY RECORDER'S OFFICE, DISTANT NORTH 53°38'23" WEST, 40.25 FEET MEASURED ALONG SAID NORTHEASTERLY LINE FROM THE NORTH CORNER OF TRACT NO. 431, RECORDED IN BOOK 14, PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 53°38'23" EAST, 40.25 FEET TO SAID NORTH CORNER; THENCE SOUTH 54°57'18" EAST, 119.59 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT NO. 431 TO SAID PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE NORTH 32°25'30" EAST, 258.49 FEET TO THE TRUE POINT OF BEGINNING.

PORTIONS OF TAX APN'S 5161-026-904, 905, 906, AND 910

THIS LEGAL DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH PROVISIONS OF THE LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.



ROBERT D. HENNON, PLS 5573  
LICENSE EXPIRES 9-30-2019



DATE: JUNE 7, '18
THOM. GDE: 634 F4
FILE: 3043ALTA.DWG
PROJECT NO: 3043

**HENNON** \_\_\_\_\_  
**Surveying & Mapping, Inc.**

601 E. GLENOAKS BLVD., SUITE 208  
GLENDALE, CALIFORNIA 91207  
PH: (818)243-0640  
EMAIL: HENNON@AOL.COM

SCALE: 1"=30'

# EXHIBIT 'A'

TR NO. 4874 MB 115-89

SHT 2 OF 2 SHTS

N57°41'30"W LOT LINE LOT B 195.98'

LEASE LINE 137.58' HELD PER LEASE

TRUE PT. OF BEGINNING  
LEASE DESC. IN INST.  
NO. 20151357007, OR

PT. OF COMMENCEMENT  
LEASE DESC. IN INST.  
NO. 20151357007, OR

PORTIONS OF TAX APN'S  
5161-026-904, 905, 906, & 910

## BUDOKAN RECREATION CENTER 249 SOUTH LOS ANGELES STREET

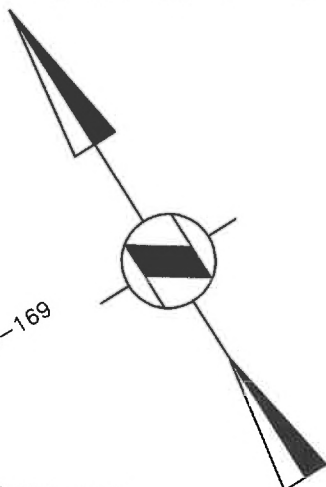
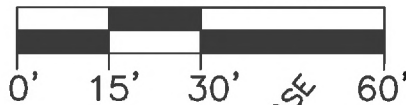
### CITY LEASE TO LTSC COMMUNITY DEV. CORP

LEASE DESCRIBED IN DOCUMENT RECORDED AS INST.  
NO. 20151357007, OFFICIAL RECORDS OF LOS ANGELES  
COUNTY AND SHOWN ON RECORD OF SURVEY FILED  
IN BOOK 267 PAGE 53 OF RECORDS OF SURVEYS,  
RECORDS OF LOS ANGELES COUNTY.

MEAS. LEASE AREA = 37,906 SQ.FT. MEASURED

RS BK 267 PAGE 53

GRAPHIC SCALE



S53°46'01"E  
40.25' HELD PER LEASE

NORTH CORNER  
TR. NO. 431, MB 14-169

EXISTING LEASE LINE

119.59 MEAS

S55°04'23"E 122.59 MEAS

NE'LY LINE LOT A  
TR. NO. 431 MB 14-169

251.27' MEAS

(251.14' LEASE)

S37°20'23"W

EXISTING LEASE LINE

258.52' MEAS

OLD R/W LINE

3.00'

(258.49' LEASE)

S32°18'30"W

EXISTING LEASE LINE

S32°18'30"W 258.66

LOS ANGELES STREET

601 E. GLENOAKS BLVD., SUITE 208  
GLENDALE, CALIFORNIA 91207  
(818) 243-0640  
EMAIL: HENNON@AOL.COM

**HENNON**  
**Surveying & Mapping, Inc.**

DATE: MAY 15, 2018
THOM. GDE: 634 F4
FILE: 3043ALTA.DWG
PROJECT NO: 3043

RS BK 278 PGS 41 TO 44

# EXHIBIT 'B'

SHT 1 OF 1 SHT

## LEGAL DESCRIPTION CITY OF LOS ANGELES BURDENED PARCEL

THAT PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PARCELS 1 AND 2 OF DEED RECORDED OCTOBER 19, 2006 AS INSTRUMENT NO. 06-2322696, OF SAID OFFICIAL RECORDS, AND PARCELS 1 AND 2 OF DEED RECORDED OCTOBER 3, 2006 AS INSTRUMENT NO. 06-2202303, OF SAID OFFICIAL RECORDS, AND PARCELS 1, 2 AND 3 OF JUDGMENT AND FINAL CONDEMNATION CASE NO. BC 370712 RECORDED SEPTEMBER 10, 2008 AS INSTRUMENT NO. 2008-1633299, OF SAID OFFICIAL RECORDS, AND PARCELS 1, 2, 3, AND 4 OF JUDGMENT AND FINAL CONDEMNATION CASE NO. BC 370711 RECORDED OCTOBER 01, 2009 AS INSTRUMENT NO. 2009-1493054 OF SAID OFFICIAL RECORDS, AND PARCELS 1 AND 2 OF DEED RECORDED AUGUST 12, 2004 AS INSTRUMENT NO. 04-2077265 OF SAID OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SHOWN AND DEPICTED ON RECORD OF SURVEY FILED MARCH 24, 2016 IN BOOK 278 PAGES 41 TO 44 INCLUSIVE OF RECORDS OF SURVEYS, IN SAID COUNTY RECORDER'S OFFICE.

TAX APN'S 5161-026-904, 905, 906, 907, 908, 909, 910, 911, 912, 913, AND 915.

THIS LEGAL DESCRIPTION PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH PROVISIONS OF THE LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.



ROBERT D. HENNON, PLS 5573  
LICENSE EXPIRES 9-30-2019



DATE: OCT 18, '18
THOM. GDE: 634 F4
FILE: 3043ALTA.DWG
PROJECT NO: 3043

**HENNON** \_\_\_\_\_  
**Surveying & Mapping, Inc.**

601 E. GLENOAKS BLVD., SUITE 208  
GLENDALE, CALIFORNIA 91207  
PH: (818)243-0640  
EMAIL: HENNON@AOL.COM

# EXHIBIT C

## FIRE EMERGENCY ACCESS EASEMENT

### LEGAL DESCRIPTION:

THAT PORTION OF THE PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONVEYED BY C.E. THOM TO CHARLE CASSAGNE BY DEED DATED MAY 5, 1886, RECORDED IN BOOK 158 PAGE 291 OF DEEDS, LOS ANGELES COUNTY RECORDS, SHOWN ON MAP RECORDED IN BOOK 9 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THAT CERTAIN LEASE DATED JUNE 3, 2011, EXECUTED BY THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, AS LESSOR, AND LTSC COMMUNITY DEVELOPMENT CORPORATION, A CALIFORNIA NON-PROFIT CORPORATION, AS LESSEE, AND RECORDED NOVEMBER 5, 2015 AS INSTRUMENT NO. 20151357007 OFFICIAL RECORDS, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 267 PAGE 53 OF RECORDS OF SURVEY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AS SHOWN ON SAID RECORD OF SURVEY S 53°46'01" E 5.00 FEET; THENCE LEAVING SAID LINE S 36°13'59" W 5.00 FEET TO A LINE PARALLEL WITH AND LYING 5.00 FEET SOUTHWESTERLY OF, MEASURED AT RIGHT ANGLES FROM, SAID SOUTHWESTERLY LEASE LINE; THENCE ALONG SAID PARALLEL LINE N 53°46'01" W 34.41 FEET TO THE SOUTHEASTERLY LINE OF WERDIN PLACE, A PUBLIC ALLEY OF VARIABLE WIDTH, AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID WERDIN PLACE N 28°13'12" E 5.06 FEET TO THE NORTHWESTERLY PROLONGATION OF SAID SOUTHWESTERLY LEASE LINE; THENCE ALONG SAID PROLONGATION S 53°46'01" E 30.19 FEET TO SAID POINT OF BEGINNING.

CONTAINING 174 SQUARE FEET, MORE OR LESS.

THE LIFE OF THE HEREIN DESCRIBED FIRE EMERGENCY ACCESS EASEMENT SHALL BE CO-TERMINUS WITH THE LIFE OF SAID LEASE AGREEMENT.

SEE ATTACHED MAP DEPICTING SAID HEREIN DESCRIBED EASEMENT FOR INFORMATIONAL PURPOSES, MADE A PART HEREOF BY REFERENCE HEREON.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH PROVISIONS OF THE LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA.

*Robert D. Hennon*

ROBERT DAVID HENNON, PLS 5573  
(LIC. EXPIRES 9-30-19)



DATE: JUNE 7, 2018

THOM. GDE: 634-G4

FILE: 3043-EXHIBIT C.DWG

PROJECT NO:3043

**HENNON**

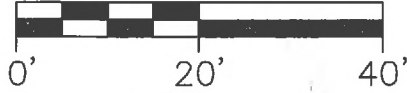
**Surveying & Mapping, Inc.**

601 E. GLENOAKS BLVD., SUITE 208  
GLENDALE, CALIFORNIA 91207

PH. (818)243-0640 FAX: (818)243-0650  
EMAIL: HENNON@AOL.COM WEB: HENNON.COM

SCALE: 1" = 20'

SHT. 2 OF 2 SHTS



# EXHIBIT C FIRE EMERGENCY ACCESS EASEMENT

RS BK 267

PAGE 53

LTSC COMMUNITY DEVELOPMENT CORPORATION  
LEASE PARCEL

LEASE LINE  
S37°20'23"W 251.27

WERDIN PLACE  
(PUBLIC STREET)  
N37°39'01"E

10'

15.5' 31.0' 15.5'

VAR.  
N31°26'31"E  
N28°13'12"E  
5.06'

N28°13'12"E  
40.45'

POR MR 9-62  
TAX APN 5161-026-907

### COURSE TABLE:

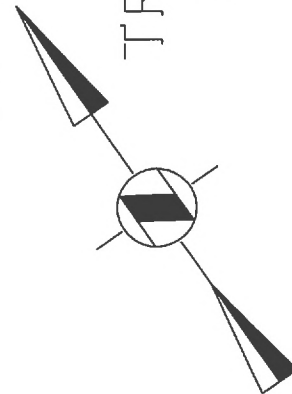
LINE	DISTANCE	BEARING
L1	5.00	S37° 39' 01" W
L2	12.58	S53° 46' 01" E

### LEGEND:

HEREIN DESCRIBED  
FIRE EMERGENCY  
ACCESS EASEMENT



LOT A  
TRACT NO. 431  
MB 14-169



DATE: JUNE 7, 2018

THOM. GDE: 634-G4

FILE: 3043-EXHIBIT C.DWG

PROJECT NO:3043

**HENNON**

Surveying & Mapping, Inc.

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GLENDALE, CALIFORNIA 91207

PH. (818)243-0640 FAX: (818)243-0650

EMAIL: HENNON@AOL.COM WEB: HENNON.COM

# EXHIBIT 'D'

SHT 1 OF 2 SHTS

## LEGAL DESCRIPTION FOUNDATION EASEMENT PARCEL

THAT PORTION OF THE UNNUMBERED LOT OF THE CITY LANDS OF LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 504 AND 505 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN LAND DESCRIBED IN LEASE AGREEMENT BETWEEN THE CITY OF LOS ANGELES AND THE LTSC COMMUNITY DEVELOPMENT CORPORATION ENTERED INTO ON JUNE 3, 2011 AND RECORDED IN DOCUMENT ENTITLED "LEASE AGREEMENT" RECORDED AS INSTRUMENT NO. 20151357007, OFFICAL RECORDS OF SAID COUNTY, IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND DESCRIBED IN SAID LEASE AGREEMENT S37°27'27"W, 251.14 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE UNNUMBERED LOT OF THAT CERTAIN TRACT OF LAND MARKED AS "CHARLE CASSAGNE", ON THE MAP SHOWING THE LAND CONVEYED BY C. E. THOM TO CHARLE CASSAGNE, RECORDED IN BOOK 9, PAGE 64 OF MISCELLANEOUS RECORDS, IN SAID COUNTY RECORDER'S OFFICE, DISTANT NORTH 53°38'23" WEST, 40.25 FEET MEASURED ALONG SAID NORTHEASTERLY LINE FROM THE NORTH CORNER OF TRACT NO. 431, RECORDED IN BOOK 14, PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID LAND DESCRIBED IN SAID LEASE AGREEMENT; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTRLY LINE OF LAND DESCRIBED IN SAID LEASE AGREEMENT N53°38'23"W, 0.95 FEET; THENCE LEAVING SAID PROLONGATION N37°24'44"E 251.24 FEET TO A POINT ON THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LAND DESCRIBED IN SAID LEASE AGREEMENT; THENCE ALONG SAID PROLONGATION S57°41'30"E 0.64 FEET TO SAID POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL OF LAND CONTAINS 199 SQUARE FEET, MORE OR LESS.

THE LIFE OF THE HEREIN DESCRIBED EASEMENT SHALL BE CO-TERMINUS WITH THE LIFE OF SAID LEASE AGREEMENT.

SEE ATTACHED MAP EXHIBIT FOR INFORMATIONAL PURPOSES, MADE A PART HEREOF BY REFERENCE HEREIN.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH PROVISIONS OF THE LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.



ROBERT D. HENNON, PLS 5573  
LICENSE EXPIRES 9-30-2019



DATE: JUNE 7, '18
THOM. GDE: 634 F4
FILE: 3043ALTA.DWG
PROJECT NO: 3043

**HENNON** \_\_\_\_\_  
**Surveying & Mapping, Inc.**

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GLENDALE, CALIFORNIA 91207  
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SCALE: 1"=30'

# EXHIBIT 'D'

SHT 2 OF 2 SHTS

TR NO. 4874 MB 115-89

LOT B

N57°41'30"W LOT LINE 195.98'

LEASE LINE 137.58' HELD PER LEASE

FD SPK&W LS  
5573 PER RS  
BK 267 PG 53

POINT OF BEGINNING  
HEREIN DESCRIBED  
FOUNDATION EASEMENT  
(BEING MOST N'LY CORNER  
OF LEASE DESC. IN DOC.  
REC. AS INST. NO. 20151357007,  
OR, AS SHOWN ON RECORD  
OF SURVEY RS BK 267-53)

TRUE PT. OF BEGINNING  
LEASE DESC. IN INST.  
NO. 20151357007, OR

PT. OF COMMENCEMENT  
LEASE DESC. IN INST.  
NO. 20151357007, OR

HEREIN DESCRIBED  
FOUNDATION EASEMENT  
AREA=199 SQ.FT.

N37°24'44"E 251.24'  
(251.14' LEASE)  
S37°20'23"W

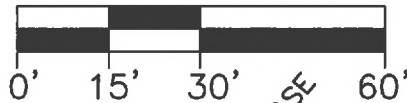
## CITY LEASE TO LTSC COMMUNITY DEV. CORP

LEASE DESCRIBED IN DOCUMENT RECORDED AS INST.  
NO. 20151357007, OFFICIAL RECORDS OF LOS ANGELES  
COUNTY AND SHOWN ON RECORD OF SURVEY FILED  
IN BOOK 267 PAGE 53 OF RECORDS OF SURVEYS,  
RECORDS OF LOS ANGELES COUNTY.

MEAS. LEASE AREA = 37,906 SQ.FT. MEASURED

RS BK 267 PAGE 53

GRAPHIC SCALE



FD SPK&W LS  
5573 PER RS  
BK 267 PG 53

S53°46'01"E  
40.25' HELD PER LEASE

NORTH CORNER  
TR. NO. 431, MB 14-169

EXISTING LEASE LINE

119.59 MEAS

S55°04'23"E 122.59 MEAS

N'LY LINE LOT A  
TR. NO. 431 MB 14-169

N53°46'01"W  
0.95'

EXISTING LEASE LINE S32°18'30"W

258.52' MEAS

3.00'

S32°18'30"W 258.66

OLD R/W LINE

LOS ANGELES STREET

601 E. GLENOAKS BLVD., SUITE 208  
GLENDALE, CALIFORNIA 91207

(818)243-0640

EMAIL: HENNON@AOL.COM

**HENNON**  
**Surveying & Mapping, Inc.**

DATE: MAY 15, 2018

THOM. GDE: 634 F4

FILE: 3043ALTA.DWG

PROJECT NO: 3043



Sec. 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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By *Laura Cadogan Hurd*  
LAURA CADOGAN HURD  
Deputy City Attorney

Date 9-26-18

File No. CF 10-0450

m:\real prop\_env\_land use\real property\_environment\laura cadogan\ordinances\19-00778 final.docx

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_