

ORDINANCE NO: _____

An Ordinance authorizing and providing for the sale of certain City-owned real property that is no longer required for use by the City, and the public interest or necessity requires the sale thereof without notice of sale or advertisement for bids, to Habitat for Humanity of Greater Los Angeles, for the sum of ONE MILLION SIXTY-FOUR THOUSAND DOLLARS (\$1,064,000), which shall be paid in the future in the form of loan repayments.

**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 public interest requires a sale, without notice of sale or advertisement for bids, to Habitat for Humanity of Greater Los Angeles of that certain real property owned by the City of Los Angeles and located at the address and/or location set forth hereinafter, which real property is no longer required for the use by the City, and that competitive bidding for the sale of such real property would not be desirable or compatible with the City's interest. 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 Habitat for Humanity of Greater Los Angeles, for the principal sum of and ONE MILLION SIXTY-FOUR THOUSAND DOLLARS (\$1,064,000), which sum, along with any applicable interest thereon, shall be paid, from time to time, to the City in the form of repayments of a secured debt owed to the City pursuant to the terms and conditions of a loan agreement between Habitat for Humanity of Greater Los Angeles and the Los Angeles Housing and Community Investment Department ("HCID"), who shall service the loan.

Location:

600 East L Street, Los Angeles, CA (APN: 7423-026-900); Corner of L Street and Lecouvreur Street

Legal Description:

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

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

SUBJECT TO covenants, conditions, restrictions, encroachments, reservations, easements, rights and rights-of-way of record or which are apparent from a visual inspection of the real property and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcel of land.

ALSO SUBJECT TO sale in "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.

Sec. 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 Habitat for Humanity of Greater Los Angeles; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec. 3. The Department of General Services is authorized to open escrow, deliver deeds, and process and execute all necessary documents to effectuate this sale. HCID is authorized to process and execute all necessary documents in connection with the aforementioned loan. The purchaser, Habitat for Humanity of Greater Los Angeles, shall pay 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 personal property taxes where applicable, and any other real estate transaction taxes. Purchaser, at its own expense, may obtain any desired survey of the property.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, by a vote of its members, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

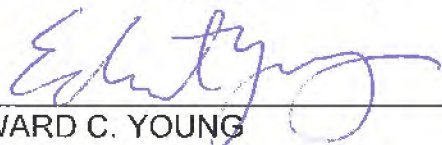
Approved _____

By _____ Deputy

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  _____
EDWARD C. YOUNG
Deputy City Attorney

Date 8-1-2017

File No. CF 10-1094, 10-1094-S1, 10-1094-S2, 14-0694