

ORDINANCE NO: 182582

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 sale thereof without the necessity of calling to bids, to THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA), a local government public entity, for the sum of FOUR HUNDRED, NINETY-FIVE THOUSAND DOLLARS (\$495,000).

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 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 sale. 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 THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA), a local government public entity, for the sum of FOUR HUNDRED, NINETY-FIVE THOUSAND DOLLARS (\$495,000) in accordance with the provisions of Section 385 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code.

Location:

El Sereno's *Elephant Hill*, (APN's: 5306-006-906, 907, 908, 909, 910, and 912; 5306-007-900; 5306-017-905, 906, 907, 908, and 909; 5306-023-901, 906, 907, 916, 917, and 918)

Legal Description:

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

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

SUBJECT TO the covenant that the real property described in the Legal Description Exhibit "A" shall be maintained as open space, and if all or part of the real property is not maintained as open space then the City of Los Angeles shall have the right to re-enter and take possession of the real property, and upon such re-entry title shall revert to the City of Los Angeles.

ALSO 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 THE MOUNTAINS RECREATION AND CONSERVANCY AUTHORITY; 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, Real Estate Services Division, is authorized to open escrow, deliver deeds, and process and execute 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 MICLA Fund No. 298, Department No. 40. The purchaser, THE MOUNTAINS RECREATION AND CONSERVANCY AUTHORITY, 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, personal property taxes where applicable, and any other real estate transaction taxes. Purchaser, at his own expense, may obtain any desired survey of the property.


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 not less than two-thirds of all of its members, at its meeting of JUN 12 2013.

JUNE LAGMAY, City Clerk

By  _____ Deputy

Approved JUN 20 2013 _____

 _____ Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By  _____
LAURA CADOGAN HURD
Deputy City Attorney

Date 3-7-13 _____

File No. 11-1877-52 _____

EXHIBIT "A"

ADDRESS: PULLMAN STREET, EL SERENO'S ELEPHANT HILL

LEGAL DESCRIPTION

PARCEL 1:

LOT 13 IN BLOCK 68 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-912

PARCEL 2:

LOT 24 IN BLOCK 56 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM: ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED JANUARY 2, 1981 AS INSTRUMENT NO. 81-143, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-007-900

PARCEL 3:

LOTS 12, 15 AND 16 IN BLOCK 66 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-017-905, 5306-017-908, 5306-017-909

PARCEL 4:

THE WESTERLY 75.00 FEET OF LOTS 11 AND 12 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LAND ALSO SHOWN AS PARCEL 1 ON THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-906

PARCEL 5:

LOTS 11 AND 12 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM THE WESTERLY 75.00 FEET THEREOF

SAID LAND ALSO SHOWN AS PARCEL 2 ON THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-907

PARCEL 6:

LOTS 13 AND 14 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM THE EASTERLY 75.00 FEET THEREOF

SAID LAND ALSO SHOWN AS PARCEL 3 ON THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-908

PARCEL 7:

THE EASTERLY 75.00 FEET OF LOTS 13 AND 14 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SAID LAND ALSO SHOWN AS PARCEL 4 ON THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-909

PARCEL 8:

LOT 15 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-910

PARCEL 9:

LOTS 13 AND 14 IN BLOCK 66 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

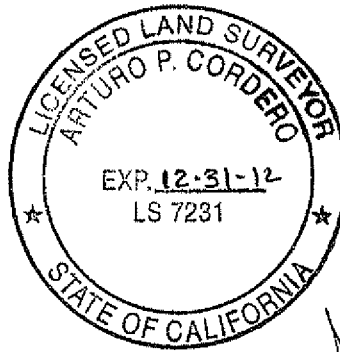
APN: 5306-017-906, 5306-017-907

PARCEL 10:

LOTS 1, 6, 7, 16, 17 AND 18 OF TRACT NO. 35022, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1292 PAGES 35 THROUGH 40 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5307-023-901, 5307-023-906, 5307-023-907, 5307-023-916, 5307-023-917, 5307-023-918



[Handwritten signature]
10/10/12

DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 182582 – Sale of certain City-owned real property which is no longer required for use by the City located within the Elephant Hill Area in El Sereno, without the necessity of calling for bids, to the Mountains Recreation and Conservation Authority for the sum of \$495,000 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on June 12, 2013, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on June 21, 2013 I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on June 21, 2013 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 21st day of June, 2013 at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk