

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

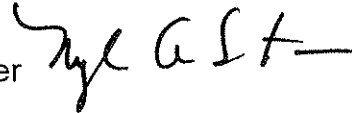
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Date: June 3, 2013

CAO File No. 0150-09991-0000  
Council File No. 11-1877-S1  
Council District: 14

To: The Council

From: Miguel A. Santana, City Administrative Officer



Reference: Transmittal from the Department of General Services dated March 6, 2013;  
received by this Office on May 13, 2013

Subject: **SALE OF 18 SURPLUS PROPERTIES – LOCATED WITHIN EL SERENO  
ELEPHANT HILL**

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### SUMMARY

The Department of General Services (GSD) has implemented a program to sell all City-owned surplus property no longer needed for City operations to generate additional revenue for the City. At its meeting of November 16, 2011, the Council adopted a (Huizar-Koretz, C.F 11-18778) motion relative to declaring approximately five acres of City property as surplus within the Elephant Hill area and directing GSD to initiate the surplus property process.

On December 1, 2009, the City acquired 19 acres as a result of a settlement agreement with funds from the Municipal Improvement Corporation of Los Angeles (MICLA). GSD proposes a sale of a portion of City-owned parcels located within the El Sereno-Elephant Hill area (Surplus Properties) in Council District 14. The proposed sale is for 10 parcels comprised of 18 properties to the Mountains Recreation and Conservation Authority (MRCA) in the amount of \$495,000.

The Elephant Hill area is located within the Northeast Los Angeles Community Plan comprised of hillside lots and open space habitat. The MRCA is a local government entity established in 1985 pursuant to a Joint Powers Act dedicated to the preservation and management of local open space and parkland, watershed lands, trails and wildlife habitat. The MRCA proposes to develop the vacant land to construct park improvements to benefit the community and preserve open space.

In compliance with Government Code Section 54220, prior to the direct sale of City-owned surplus property, the City must first offer the surplus land to various agencies for public use. In a letter dated April 26, 2012, the Asset Management Division of GSD released a correspondence to several agencies regarding the proposed sale of the Surplus Properties. In a letter dated June 18, 2012, the MRCA responded to the correspondence requesting to enter into an

agreement for the acquisition of the Surplus Properties. GSD reports that there were no objections from the proposed sale from City departments or any other public agency.

In July 2012, the Bureau of Engineering (BOE) responded to a request for environmental clearances and reported that the sale of the Surplus Properties is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to City CEQA Guidelines Article III, Section 1, Class 12, in that the proposed sale consists of surplus government property, and the property is not located in an area of statewide interest or potential area of critical concern. Further, BOE reports that there is a possibility for a street easement, that if/when constructed, would provide the most feasible access to the Elephant Hill area, therefore the City should retain the use of this easement for street purposes.

Pursuant to California Health and Safety Code Section 25359.7(a), BOE reviewed City records and found that the City does not know or have reasonable cause to believe that any release of a hazardous substance has come to be located on or beneath the real property. BOE further reviewed the request for a natural hazards disclosure and determined that the properties are not within an earthquake fault zone or area of potential flooding.

At its meeting of November 20, 2012, the Council approved a General Plan Amendment and zone change from Low and Very Low Residential to Open Space (C.F. 11-1877-S1). On May 8, 2013, the Planning Department reported that the proposed sale is in accordance with Charter Section 556 and 558, in that the sale of Surplus Property is in substantial conformance with the purposes, intent and provisions of the City's General Plan. Further, the amendment and zone change do reflect the land use patterns, trends and uses in the immediate area and further the intent, purposes and objectives of the City's General Plan. The MRCA will take ownership of the lots to construct park improvements, which is consistent with the General Plan's Open Space Element.

To the best of our knowledge, the proposed sale is in accordance with Charter Section 385 Sale of Property, and the LAAC Section 7.22 Recommendations Required of City Departments and 7.27 Private Sale, and California Government Code Section 54220 Surplus Land, which establish the basic guidelines for the sale of City-owned surplus property. Pursuant to LAAC Section 7.22 (d), the City Administrative Officer reviewed the proposed direct sale and recommends approval of the sale and the attached ordinances prepared by GSD, which state the terms and conditions, legal description and recommendations for reservations and/or easements that should be retained by the City, 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 the 10 parcels proposed for sale located within the Elephant Hill area are 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 ordinances relative to the sale of the properties, without notice of sale or advertisement of bids, to the Mountains Recreation and Conservation Authority for the sale price of \$495,000;
3. Request the City Attorney to prepare the purchase and sale agreement based on the terms specified in the ordinances for the sale of the surplus property; and,
4. Instruct the Department of General Services to complete the transactions outlined in the ordinance, and process the necessary documentation to execute the sale and deposit the proceeds into the appropriate accounts, as directed by the Los Angeles Administrative Code and as approved to form by the City Attorney.

### **FISCAL IMPACT STATEMENT**

The proposed sale of City-owned surplus properties located within the Elephant Hill area in Council District 14 to the Mountains Recreation and Conservation Authority is for a total purchase price of \$495,000. Funds from the sale will be deposited into the Municipal Improvement Corporation of Los Angeles Fund 298/40. The proposed transaction is in accordance with Charter Section 385 Sale of Property, Los Angeles Administrative Code Section 7.22 and 7.27 and California Government Code Section 54220, Title 5 Local Agencies, Division 2, Article 8. Surplus Land, which establish the basic guidelines for the sale of City-owned surplus property. There is no additional impact to the General Fund.

## FINDINGS

### 1. Background

The City acquired the properties in December 2009 using \$9,000,000 of Municipal Improvement Corporation of Los Angeles (MICLA) funds as part of a settlement agreement with Monterey Hills investors, LLC. Upon the sale of these properties, the revenue source shall be repaid to MICLA if the properties are ever sold.

The Surplus Properties proposed for sale are 10 parcels comprised of 18 undeveloped City-owned properties within the Elephant Hill Community of El Sereno and Monterey hills, Northeast Los Angeles Community Plan Area. The parcels are currently vacant and undeveloped due to steep topography and lack of infrastructure. The close proximity to development has caused the unauthorized use of Elephant Hill as a recreation area for off-road vehicles.

The City proposes to sell the Surplus Properties to the Mountains Recreation and Conservation Authority (MRCA) in the amount of \$495,000. The MRCA has partnered with the City to protect the land as open space, construct improvements, provide public access and restore native habitat on these properties for the benefit of City residents.

In accordance with Government Code Section 54220, Title 5 Local Agencies, Division 2, Article 8. Surplus Land, the City must first make available surplus government land for the (a) use of housing for persons and families of low and moderate income or (b) the City must make surplus land available for the purposes of park and recreational use or for open-space purposes.

Further, in compliance with California Government Code Section 54222, the Asset Management Division of GSD released a correspondence to several agencies regarding the proposed sale of the Surplus Properties. This Office received copies of notices released to the following agencies from GSD dated April 26, 2012:

- Housing Authority of the City of Los Angeles
  - Response received with no objections to the sale, dated May 16, 2012.
- Los Angeles Housing Department
  - Response received with no objections to the sale, dated May 9, 2012.
- Los Angeles Community Development Department
  - Response received with no objections to the sale, dated May 1, 2012.
- Los Angeles Department of Recreation and Parks
- Los Angeles County Metropolitan Transportation Authority
- Los Angeles Department of Transportation
- Los Angeles Unified School District
- State Resources Agency
- Santa Monica Mountains Conservancy
- Mountains Recreation and Conservation Authority
  - Response received by GSD requesting to enter into an agreement for acquisition,

dated June 18, 2012.

- Chief Executive Office of Los Angeles County
- Los Angeles City Employees Retirement System
  - Response received with no objections to the sale, dated May 4, 2012.
- Fire and Police Pensions
  - Response received with no objections to the sale, dated May 4, 2012.

In accordance with the California Health and Safety Code, the Bureau of Engineering (BOE) reviewed City records and determined that there are no records pertaining to hazardous substances for the Surplus Properties. BOE also reviewed the State's Seismic Hazard Maps and the Alquist Priolo Earthquake Fault Zones for any natural hazard disclosures. Although BOE found that the properties are not within an earthquake fault zone or area of potential flooding, the properties are located within a high fire hazard severity zone and two properties are within a seismic hazard landslide zone.

At its meeting of November 20, 2012, the Council approved a General Plan Amendment and Zone change for the parcels, for the purposes of preservation as Open Space. The land use designations for all parcels were changed from Low and Very Low Residential to Open Space. The Council declared that these amendments were necessary for the immediate protection of public peace, health and safety (C.F. 11-1877-S1).

The MRCA will take ownership of the lots to construct park improvements, which is consistent with the General Plan's Open Space Element, whereas the plan seeks to preserve lands in their natural state of subjecting them to natural or man-made hazards would be detrimental to life and property, as well as the Northeast Los Angeles Plan which seeks to preserve existing open space and views in the hillside areas and to encourage acquisition of new open space.

The proposed sale to the MRCA is in compliance with California Government Code Section 54220 (b) whereas the City must make surplus land available for the purposes of park and recreational use or for open-space purposes.

In a report dated January 14, 2011 by the appraisal company Riggs & Riggs, Inc., two sale prices were provided due to the proposed zone changes from residential to open space. It was determined that the fair market value of the subject properties as a low / very low residential zone is \$1,355,000. The fair market value for the properties deemed as an open space zone is \$495,000, which is the proposed sale price to the MRCA.

## **2. Public Interest**

In accordance with Los Angeles Administrative Code (LAAC) Division 7, Chapter 1, Article 4 Section 7.27, the Council, may determine that the sale of City-owned property is in the public interest or necessity. In this event, the Council may, by ordinance with two-thirds vote, authorize the sale of City-owned property, without notice of sale or advertisement for bids, upon review and recommendation by the City Administrative Officer. GSD reports that the sale of the proposed

properties is in the best interest of the City because the sale will protect the land as open space in perpetuity and provide a community benefit. The sale of the property would relieve the City of any maintenance costs. Further, BOE reports that the sale of the Surplus Property will benefit the City by eliminating costs associated with unnecessary real property ownership.

### **3. Terms of Sale**

The following are terms included, but not limited to, the sale as described in the Ordinance:

- The sale price is \$495,000, which is the agreed upon price between the City and the Mountains Recreation and Conservation Authority;
- The property will be sold in “As Is” condition and without any warranty as to fitness for use, fitness for 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;
- 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 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; and,
- 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 any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the described parcel of land.

### **4. Property Description / Legal Description**

The City proposes to sell 10 parcels comprised of 18 properties of undeveloped land in the Elephant Hill area near Pullman Street. The properties are described as follows:

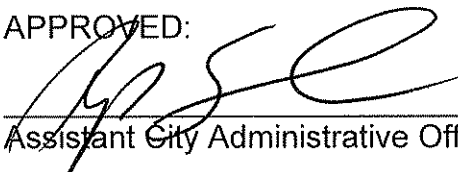
- Pasadena Villa Tract
  1. Lot 13 in Block 68, APN: 5306-006-912
  2. Lot 24 in Block 56, APN: 5306-007-900
  3. Lot 12 in Block 66, APN: 5306-017-905
  4. Lot 15 in Block 66, APN: 5306-017-908
  5. Lot 16 in Block 66, APN: 5306-0117-909
  6. The westerly 75 feet of Lots 11 and 12 in Block 67, APN: 5306-006-906
  7. Lots 11 and 12 in Block 67, APN: 5306-0006-907
  8. Lots 13 and 14 in Block 67, APN: 5306-006-908
  9. The easterly 75 feet of Lots 13 and 14 in Block 67, APN: 5306-006-909
  10. Lot 15 in Block 67, APN: 5306-006-910
  11. Lot 13 in Block 66, APN: 5306-017-906
  12. Lot 14 in Block 66, APN: 5306-017-907

- Tract No. 35022
  - 13. Lot 1, APN: 5307-023-901
  - 14. Lot 6, APN: 5307-023-906
  - 15. Lot 7, APN: 5307-023-907
  - 16. Lot 16, APN: 5307-023-916
  - 17. Lot 17, APN: 5307-023-917
  - 18. Lot 18, APN: 5307-023-918

The properties are vacant, undeveloped hillside properties. The properties are zoned as [Q]OS-1D with an Open Space General Plan Land Use designation, and are located within the Northeast Community Plan in Council District 14.

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

APPROVED:

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

MAS:DP:08130191c

Attachments

open wa for DP dup  
3 wks

0075  
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**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

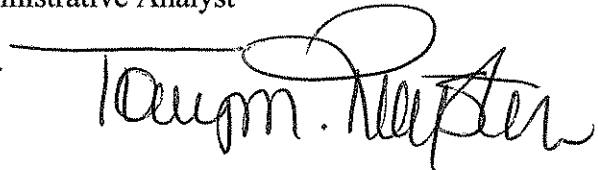
2013 MAY 13 PM 1:08

CITY ADMINISTRATIVE OFFICER

DATE: May 9, 2013

TO: Miguel A. Santana  
City Administrative Officer  
City Hall East, Room 1500, MS 130  
Attention: Terry Sauer, Chief Administrative Analyst

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



SUBJECT: **REVIEW OF PROPOSED SALE OF THE PROPERTIES  
LOCATED AT EL SERENO'S ELEPHANT HILL, CA (18  
PARCELS) – 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)**

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 Real Estate Services Division (RES) of this Department is currently processing a direct sale of the properties located at El Sereno's *Elephant Hill*, CA (18 Parcels) to the Mountains Recreation and Conservation Authority (MRCA). The proposed sale to the MRCA is in compliance with Government Code Section 54220.

0150-89991-0000



We have attached surplus documentation package, for your information, showing the necessary approvals obtained in processing the sale of this property in accordance with LAAC Sections 7.22 and 7.27. Should there be any question or additional information required, please contact Alecia Simona at extension **2-8558** or email [alecia.simona@lacity.org](mailto:alecia.simona@lacity.org).

Attachments

**SUMMARY APPRAISAL OF**

**VACANT LAND**

**LOCATED AT**

**NORTH SIDE OF PULLMAN STREET  
BETWEEN RANDOLPH AVENUE AND CORONA DRIVE  
LOS ANGELES, CALIFORNIA 90032**

**FOR**

**CITY OF LOS ANGELES**

**AS OF**

**JANUARY 14, 2011**

**BY**

**RIGGS & RIGGS, INC.  
4195 VALLEY FAIR STREET, SUITE 207  
SIMI VALLEY, CALIFORNIA 93063**

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**RIGGS & RIGGS, INC.**  
**Real Estate Appraisers and Consultants**  
4195 Valley Fair Street, Suite 207, Simi Valley, CA 93063  
Business: (805) 578-2400 • Fax: (805) 526-6097  
E-Mail: appraisal@riggsandrighgsinc.com

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January 28, 2011

Ms. JoAnn Kishi  
Sr. Real Estate Officer  
Asset Management Division  
Department of General Services  
City of Los Angeles  
111 East 1<sup>st</sup> Street, Room 213  
Los Angeles, California 90012

Our File Number: 11-010

Re: North side of Pullman Street between Randolph Avenue and Corona Drive, Los Angeles  
APN: 5306-006-906 through 910; 5306-017-905 through 909; and,  
5307-023- 901, 906 and 907, and 916 through 918  
City of Los Angeles Ownership

Dear Ms. Kishi:

In accordance with our contract, we have made an investigation and analysis of the above-referenced property for the purpose of expressing an opinion of value of the fee simple interest in the subject property, as of January 14, 2011, under two scenarios: Scenario No. 1: - provide an opinion of fair market value of the fee simple interest in the subject property as currently zoned [Q]RE20-1D; and Scenario No. 2): - provide an opinion of the value in use of the fee simple interest in the subject property, assuming the property would be utilized for Open Space Recreational use based on the proposed use upon potential disposition of the property to a conservancy group. The intended use of this Summary Appraisal Report is for potential disposition by the City of Los Angeles - Department of General Services. A complete legal description is provided in this report.

Under Scenario No. 1, the subject property will be appraised as currently zoned [Q]RE20-1D, as the highest and best use of the property. Under Scenario No. 2, the subject property will be appraised in accordance with the value in use definition of value, which requires a hypothetical condition in addition to arriving at the fair market value of the subject property, as agreed to with the Client. A *Hypothetical Condition* is defined in the USPAP, as: that which is contrary to what exists, but is supposed for the purpose of analysis. We recognize that the subject property is currently vacant land zoned for low density residential development, but it is our understanding that the City of Los Angeles is proposing to sell the site to a conservancy for open space recreational use. Therefore, the hypothetical assumption eliminates consideration of the site's highest and best use to arrive at an opinion of value in use.

This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of Uniform Standards of Professional Appraisal Practice (USPAP), which is part of the Appraisal Institute Code of Ethics and Professional Appraisal Standards for a summary report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated.

Ms. JoAnn Kishi  
January 28, 2011  
Page Two

This Summary Appraisal Report has been prepared for the sole and exclusive use of the representatives of the City of Los Angeles - Department of General Services (the Client) and is not intended for any other user. Riggs & Riggs, Inc., is not responsible for unauthorized use of this report. We request that you seek our written authorization before releasing the report to any other party. **Any third party who uses this summary report does so at their own risk. The user of this Summary Appraisal report is directed to review the Limiting and Extraordinary Assumptions and Conditions, particularly Extraordinary Assumption No. 18. The opinions of the Fair Market Value and Value in Use are strictly contingent upon the Limiting and Extraordinary Assumptions and Conditions.**

The Fair Market Value of the Fee Simple Interest in the subject property, as of January 14, 2011, is:

**ONE MILLION THREE HUNDRED FIFTY-FIVE THOUSAND DOLLARS. ....**  
**..... \$1,355,000.**

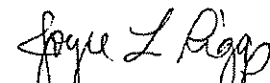
The Value In Use of the Fee Simple Interest of the subject property, as open space, as of January 14, 2011 is:

**FOUR HUNDRED NINETY-FIVE THOUSAND DOLLARS. ....**  
**..... \$495,000.**

This letter of transmittal, including the Limiting and Extraordinary Assumptions and Conditions and Certification on the accompanying pages, must remain attached to the report, which contains 54 pages plus related exhibits, in order for the value opinion set forth to be considered valid. This appraisal is not based on a requested minimum or specified valuation. We hereby certify that we have no interest, present or prospective, in the property appraised and that our opinion is in no way contingent upon the basis of our employment.

Respectfully submitted,

RIGGS & RIGGS, INC.

  
Joyce L. Riggs, MAI, SR/WA  
SCREA AG 005451  
Expires April 7, 2011



## TITLE REPORT

DATE: May 1, 2012

APN: Various, see below

JOB TITLE: Elephant Hill Transfer

Title to the Land hereinafter described is vested as follows:

Vestee:	The City of Los Angeles, a municipal corporation	
Grant deed:	Recorded December 1, 2009 as instrument No.09-1809797 of Official Records.	
Grantors:	El Sereno Hills Partners, LLC, a Delaware limited liability company	
Return Address:	111 E. First Street, Room 201, Los Angeles, Ca, 90012	
DTT:	None.	
Vestee:	The City of Los Angeles, a municipal corporation	
Grant deed:	Recorded December 1, 2009 as instrument No.09-1809798 of Official Records.	
Grantors:	ODS Family, LLC, a California limited liability company	
Return Address:	111 E. First Street, Room 201, Los Angeles, Ca, 90012	
DTT:	None.	
Vestee:	The City of Los Angeles, a municipal corporation	
Grant deed:	Recorded December 1, 2009 as instrument No.09-1809799 of Official Records.	
Grantors:	Monterey Hills Investors, LLC, a California limited liability company	
Return Address:	111 E. First Street, Room 201, Los Angeles, Ca, 90012	
DTT:	None.	
Assessed value:	\$ 63,521.00	2012
Land:	\$ 63,521.00	
Imp:	None	
Tax Parcel:	5306-006-906	

Assessed value: \$ 63,521.00 2012

Land: \$ 63,521.00

Imp: None

Tax Parcel: 5306-006-907

Assessed value: \$ 63,521.00 2012

Land: \$ 63,521.00

Imp: None

Tax Parcel: 6306-006-908

Assessed value: \$ 63,521.00 2012

Land: \$ 63,521.00

Imp: None

Tax Parcel: 5306-006-909

Assessed value: \$ 63,521.00 2012

Land: \$ 63,521.00

Imp: None

Tax Parcel: 5306-006-910

Assessed value: \$ 34,000.00 2012

Land: \$ 34,000.00

Imp: None

Tax Parcel: 5306-006-912

Assessed value: \$ 63,521.00 2012

Land: \$ 63,521.00

Imp: None

Tax Parcel: 5306-007-900

Assessed value: \$ 63,521.00 2012

Land:	\$ 63,521.00	
Imp:	None	
Tax Parcel:	5306-017-905	
Assessed value:	\$ 63,521.00	2012
Land:	\$ 63,521.00	
Imp:	None	
Tax Parcel:	5306-017-906	
Assessed value:	\$ 63,521.00	2012
Land:	\$ 63,521.00	
Imp:	None	
Tax Parcel:	5306-017-907	
Assessed value:	\$ 63,521.00	2012
Land:	\$ 63,521.00	
Imp:	None	
Tax Parcel:	5306-017-908	
Assessed value:	\$ 62,276.00	2012
Land:	\$ 62,276.00	
Imp:	None	
Tax Parcel:	5306-017-909	
Assessed value:	\$ 165,000.00	2012
Land:	\$ 165,000.00	
Imp:	None	
Tax Parcel:	5307-023-901	
Assessed value:	\$ 165,000.00	2012
Land:	\$ 165,000.00	

Imp: None  
Tax Parcel: 5307-023-906  
Assessed value: \$ 165,000.00 2012

Land: \$ 165,000.00

Imp: None

Tax Parcel: 5307-023-907

Assessed value: \$ 165,000.00 2012

Land: \$ 165,000.00

Imp: None

Tax Parcel: 5307-023-916

Assessed value: \$ 191,000.00 2012

Land: \$ 191,000.00

Imp: None

Tax Parcel: 5307-023-917

Assessed value: \$ 165,000.00 2012

Land: \$ 165,000.00

Imp: None

Tax Parcel: 5307-023-918

Subject to:

1. General and Special County and City taxes for fiscal year 2011-2012  
1<sup>st</sup> Installment: not examined  
2<sup>nd</sup> Installment: not examined
2. Bonds and Assessments: not examined
3. Covenants, conditions, restrictions and easements in the document recorded in Book 2185 Page 263, Book 2178 Page 235; and in Book 2178 Page 237, all of Deeds , which



provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value.

Affects Parcel 6, 7 and 8

4. Covenants, conditions, restrictions and easements in the document recorded in Book 2218 Page 318 of deeds , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects: Parcel 2

5. Covenants, conditions, restrictions and easements in the document recorded in Book 2271 Page 173 of Deeds , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects: Parcel 2

6. Covenants, conditions, restrictions and easements in the document recorded in Book 2535 Page 270 of Deeds ,

Affects: Parcel 1

7. Covenants, conditions, restrictions and easements in the document recorded in Book 2204 Page 55 of Deeds , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects: Lots 15 and 16 of Parcel 3 and Parcel 9

8. Covenants, conditions, restrictions and easements in the document recorded in Book 3533 Page 118 of Deeds , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects Parcels 4 and 5

9. Covenants, conditions, restrictions and easements in the document recorded in Book 5747 Page 162 of Deeds , which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects: Parcel 2

10. 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: Southern California Edison Company, a corporation  
For: Public utilities  
Recorded: October 18, 1917 as instrument No. 98 in Book 6567 Page 35 of Deeds  
Affects: A portion of said land more particularly described therein  
Affects: Parcels 3, 8 and 9

11. The provisions in the document recorded in Book 4437 Page 95 of Official Records, prohibiting the buying, selling or handling of intoxicating liquors on said land, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects: Parcel 10

12. The provisions in the document recorded 3185 Page 318, Book 7476 Page 66, both of Official Records, prohibiting the buying, selling or handling of intoxicating liquors on said land, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects: Parcel 10

13. The provisions in the document recorded in Book 4607 Page 201 of Official Records, prohibiting the buying, selling or handling of intoxicating liquors on said land, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects: Parcel 10

14. Covenants, conditions, restrictions and easements in the document recorded in Book 11886 Page 57 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value,

Affects: Parcel 10

15. The fact that the land lies within the boundaries of the Monterey Hills Redevelopment Project Area, as disclosed by the document recorded August 16, 1971 as Instrument No. 3241 of Official Records.

Affects: Parcels 2 through 9

16. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded April 27, 2004 as Instrument No. 04-1031333 of Official Records.

Affects: Parcel 10

17. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded April 30, 2004 as Instrument No. 04-1077377 of Official Records.

Affects: Parcel 10

18. The terms and provisions contained in the document entitled "Covenant and Agreement Regarding Plot Plan" recorded May 19, 2004 as Instrument No. 04-1278512 of Official Records.

Affects: Parcel 10

19. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded May 28, 2004 as Instrument No. 04-1384511 of Official Records.

Affects: Parcel 10

20. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded May 28, 2004 as Instrument No. 04-1384512 of Official Records.

Affects: Parcel 10

21. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded May 28, 2004 as Instrument No. 04-1384513 of Official Records.

Affects: Parcel 10

22. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes, shown or dedicated

Map of: Tract No. 35022 in Book 1292 Page 35 to 40 Maps  
In Favor of: City of Los Angeles, a municipal corporation  
(No representation is made as to the present ownership of said easement)  
For: Pubic street and sidewalk  
Affects: A portion of said land more particularly designated and delineated therein

Affects: Parcel 10

23. An irrevocable offer to dedicate a portion of said land for the purposes stated herein.

In Favor Of: City of Los Angeles  
For: Future street  
Recorded: April 14, 2006 as Instrument No. 06-826645 of Official Records  
Affects: A portion of said land more particularly described therein

Affects Lots 12 and 15 of Parcel 3 and Parcels 4, 5, 6, 7 & 10

24. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded June 23, 2006 as Instrument No. 06-1385122 of Official Records.

Affects: Parcel 10

25. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded June 23, 2006 as Instrument No. 06-1385123 of Official Records.

Affects: Parcel 10

26. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded June 23, 2006 as Instrument No. 06-1385124 of Official Records.

Affects: Parcel 10

27. The terms and provisions contained in the document entitled "Master Covenant and Agreement" recorded June 23, 2006 as Instrument No. 06-1385125 of Official Records.

Affects: Parcel 10

28. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded June 30, 2006 as Instrument No. 06-1455800 of Official Records.

Affects: Parcel 10

29. A covenant and agreement upon and subject to the terms and conditions therein

Executed by: El Sereno Hills Partners, LLC

In favor of: City of Los Angeles

Recorded: June 4, 2007 as Instrument No. 07-1340497 of Official Records

Reference is hereby made to said document for full particulars.

30. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded June 4, 2007 as Instrument No. 07-1340499 of Official Records.

Affects: Parcel 10

31. The terms and provisions contained in the document entitled "Covenant and Agreement" recorded June 4, 2007 as Instrument No. 07-1340500 of Official Records.

Affects: Parcel 10

32. The terms and provisions contained in the document entitled "Notice that Weeds on Property are a Public Nuisance and that Abatement has been or will be done by City and Property Assessed" recorded August 1, 2008 as Instrument No. 08-1385201 of Official Records.

Affects: Lot 6 of Parcel 10

33. The terms and provisions contained in the document entitled "Notice that Weeds on Property are a Public Nuisance and that Abatement has been or will be done by City and Property Assessed" recorded August 1, 2008 as Instrument No. 08-1385202 of Official Records.

Affects: Lot 7 of Parcel 10

34. The terms and provisions contained in the document entitled "Notice that Weeds on Property are a Public Nuisance and that Abatement has been or will be done by the City and Property Assessed." recorded August 1, 2008 as Instrument No. 08-1385210 of Official Records.

Affects: Lot 16 of Parcel 10

35. The terms and provisions contained in the document entitled "Notice that Weeds on Property are a Public Nuisance and that Abatement has been or will be done by the City and Property Assessed." recorded August 1, 2008 as Instrument No. 08-1385211 of Official Records.

Affects: Lot 17 of Parcel 10

36. The terms and provisions contained in the document entitled "Notice that Weeds on Property are a Public Nuisance and that Abatement has been or will be done by the City and Property Assessed." recorded August 1, 2008 as Instrument No. 08-1385212 of Official Records.

Affects: Lot 18 of Parcel 10

37. The terms and provisions contained in the document entitled "Notice that Weeds on Property are a Public Nuisance and that Abatement has been or will be done by the City and Property Assessed." recorded October 5, 2009 as Instrument No. 08-1512177 of Official Records.

Affects: Lot 17 of Parcel 10

38. The terms and provisions contained in the document entitled "Notice that Weeds on Property are a Public Nuisance and that Abatement has been or will be done by the City and Property Assessed." recorded October 5, 2009 as Instrument No. 08-1512178 of Official Records.

Affects: Lot 18 of Parcel 10

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: 5306-6-912

LOTS 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.

PARCEL 2: 5306-7-900

LOT 24 IN BLOCK 56 OF 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 TO 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFOM; 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.

PARCEL 3: 5306-17-(905,908,909)

LOTS 12, 15, 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 TO 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: 5306-6-906

THE WESTERLY 75 FEET OF LOTS 11 AND 12 IN BLOCK 67, 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 IS ALSO SHOWN AS PARCEL 1 ON THE CERTIFICATE OF COMPLIANCE FOR LOTLINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040, OF OFFICIAL RECORDS.

PARCEL 5: 5306-6-907

LOTS 11 AND 12 IN BLOCK 67, 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 FEET THEREOF.

SAID LAND IS ALSO SHOWN AS PARCEL 2 ON THE CERTIFICATE OF COMPLIANCE FOR LOTLINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040, OF OFFICIAL RECORDS.

PARCEL 6: 5306-6-908

LOTS 13 AND 14 IN BLOCK 67, 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 FEET THEREOF.

SAID LAND IS ALSO SHOWN AS PARCEL 3 ON THE CERTIFICATE OF COMPLIANCE FOR LOTLINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040, OF OFFICIAL RECORDS.

PARCEL 7: 5306-6-909

THE EASTERLY 75 FEET OF LOTS 13 AND 14 IN BLOCK 67, 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 IS ALSO SHOWN AS PARCEL 4 ON THE CERTIFICATE OF COMPLIANCE FOR LOTLINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040, OF OFFICIAL RECORDS.

PARCEL 8: 5306-6-910

LOTS 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 TO 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9: 5306-17-(906,907)

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 TO 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10: 5307-23-(901,906,907,916,917,918)

LOTS 1, 6, 7, 16, 17 & 18 INCLUSIVE 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.

Searched by: Jose L. Ramirez

Checked by: 

Date: 9/13/2012

Department of General Services  
Asset Management Division

By 

Jose L. Ramirez, Title Examiner

Approved by 

JoAnn Kishi, Senior Real Estate Officer



CITY OF LOS ANGELES  
CALIFORNIA

JUNE LAGMAY  
City Clerk

HOLLY L. WOLCOTT  
Executive Officer



ANTONIO R. VILLARAIGOSA  
MAYOR

Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040

SHANNON HOPPE  
Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.

March 8, 2012

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 11-1877-S1, at its meeting held March 7, 2012.

City Clerk  
io

11-1877-S1  
CD14

MOTION

SPECIAL 1

As identified in Council Motion 11-1877, the Mountains Recreation and Conservation Authority (MRCA) has partnered with the City to preserve and maintain open space in the area known as Elephant Hill in Council District 14. The City has agreed to sell the Elephant Hill parcels to the MRCA in return for their custodial protection of the land as open space in perpetuity.

Council file number 11-1877-S1 is a motion (Huizar – Koretz) to act on City Council's long-standing intent, demonstrated through numerous Council actions in previous years extending back to 2006, to preserve Elephant Hill parcels as Open Space by officially designating the zoning of Elephant Hill parcels as Open Space (OS) in order to facilitate the agreement between the City and MRCA. This motion is currently pending in Council's Planning and Land Use Management Committee.

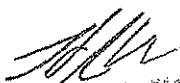
Action is impending by the Designated Local Authority / successor agency of the former CRA/LA for the disposition of all parcels within their possession, including a single parcel within the Elephant Hill project area. The dates on which such land disposition determinations will be made will occur before the next regular session of City Council.

Immediate action is needed to withdraw this matter from Committee and adopt the recommendations contained in the motion.

I THEREFORE MOVE that the Council determine, as provided in Section 54954.2(b)(2) of the Government Code, and pursuant to **Rule 23** of the Rules of the City Council, that there is a need to take immediate action on this matter AND that the need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting.

I FURTHER MOVE that pursuant to **Rule 54** of the Rules of the City Council, the matter of the Motion (Huizar – Koretz), relative to the initiation of a zone change of Open Space (OS) for various parcels in the Elephant Hill section in Council District 14 council file number (11-1877-S1) BE WITHDRAWN from committee (10 votes required) and placed before the City Council for consideration.

I FURTHER MOVE that Council adopt this motion.

  
MAR 7 2012

**ADOPTED**

MAR 07 2012

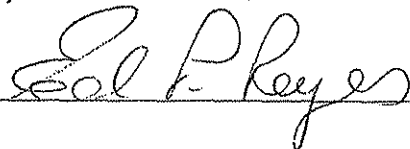
LOS ANGELES CITY COUNCIL

**FORTHWITH**

PRESENTED BY

  
\_\_\_\_\_  
José Huizar  
Councilmember, 14<sup>th</sup> District

SECONDED BY

  
\_\_\_\_\_  
Paul P. Reyes

ORIGINAL

11-1877-S1  
CD 14

MOTION

FEB 14 2012

The Mountains Recreation and Conservation Authority (MRCA) has partnered with the city in the preservation of open space in Council District 14's *Elephant Hill* in the community of El Sereno. MRCA is a local government public entity established in 1985 pursuant to a Joint Powers Act dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat.

MRCA and the Santa Monica Mountains Conservancy (SMMC) have partnered with the city and Council District 14 to preserve open space in El Sereno's *Elephant Hill*, a 110 acre open space habitat, of which a portion is city owned. In 2009, the City purchased 19 acres of vacant land in the area of El Sereno known as Elephant Hill, with the clear intent to preserve this area as open space.

On November 16, 2011, a Motion (Huizar-Koretz) was adopted by the Council (Council File No. 11-1877), to authorize the General Services Department to negotiate and execute any documents necessary to sell approximately five acres of contiguous property for the purpose of open space as surplus property.

MRCA will construct improvements, provide public access, and restore native habitat on the property for the benefit of city residents. However, the property needs to be re-zoned as open space to enable MRCA to take title of the land as open space.

**I THEREFORE MOVE** that the Council instruct the Planning Department, in consultation with the City Attorney, to initiate a zone change to the Open Space (OS) zone for the following Assessor Parcel Numbers:

- 5306-006-906, 5306-006-907, 5306-006-908, 5306-006-909, 5306-006-910, 5306-006-911, 5306-006-912,
- 5306-006-913, 5306-007-900, 5306-007-901, 5306-017-902, 5306-017-903, 5306-017-904, 5306-017-905,
- 5306-017-906, 5306-017-907, 5306-017-908, 5306-017-909, 5306-017-910, 5306-017-911, 5306-017-912,
- 5306-017-913, 5306-017-914, 5306-017-915, 5306-017-916, 5306-017-917, 5306-017-918, 5302-010-923,
- 5307-023-900, 5307-023-901, 5307-023-902, 5307-023-903, 5307-023-904, 5307-023-905, 5307-023-906,
- 5307-023-907, 5307-023-908, 5307-023-909, 5307-023-910, 5307-023-911, 5307-023-912, 5307-023-913,
- 5307-023-914, 5307-023-915, 5307-023-916, 5307-023-917, 5307-023-918, 5307-023-919, 5307-023-920,
- 5307-023-921, 5307-023-922, 5307-023-923.

**I FURTHER MOVE** that the Planning Department be authorized to make technical corrections as may be necessary to carry-out the intent of the motion.

PRESENTED BY:

JOSE HUIZAR  
Councilmember, 14<sup>th</sup> District

FEB 14 2012

**ADOPTED**

MAR 07 2012

SECONDED BY:

ORIGINAL

LOS ANGELES CITY COUNCIL  
FORTHWITH

**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 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 \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

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

Date 3-7-13

File No. \_\_\_\_\_

## 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

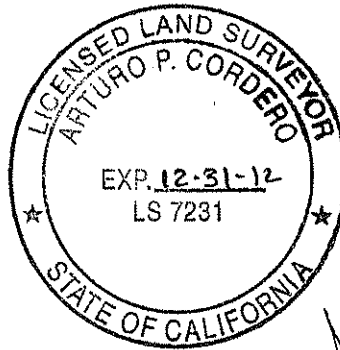
APN: 5306-017-906, 5306-017-907

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

**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 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 \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

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

Date 3-7-13

File No. \_\_\_\_\_

## 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

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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:

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



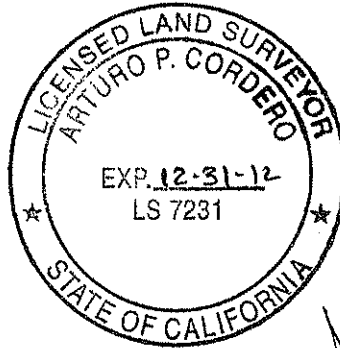
APN: 5306-017-906, 5306-017-907

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

**ORDINANCE NO: \_\_\_\_\_**

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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 \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

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

Date 3-7-13

File No. \_\_\_\_\_

## 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

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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