

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

An ordinance of the City of Los Angeles authorizing and providing for the sale of certain City-owned real property to Habitat for Humanity of Greater Los Angeles, a California non-profit public benefit corporation (Habitat) for the sum of One Hundred and Fifty-Nine Thousand Dollars (\$159,000).

**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 the conveyance of that certain real property owned by the City of Los Angeles and located at the address and/or location set forth hereinafter (Property) to Habitat at its fair reuse value serves a public purpose. Habitat was selected through a competitive process and agrees to develop the Property for use as affordable housing for a period of 30 years. It is hereby ordered that such real property be sold to Habitat subject to affordable housing re-sale restrictions, for the sum of One Hundred and Fifty-Nine Thousand Dollars (\$159,000), which sum shall be received in the form of a secured debt that is to be repaid to the City, acting through its Los Angeles Housing and Community Investment Department (HCID), pursuant to the terms and conditions of a City loan agreement between the Habitat and HCID.

**Location:**

9513 South Spring Street, Los Angeles, CA 90003 (APN: 6053-006-904);

**Legal Description:**

LOT 5 OF TRACT NO. 4055, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGE 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB SAID PROPERTY WITHIN 500 FEET IN THE SURFACE THEREOF, AS EXCEPTED AND RESERVED IN DEED RECORDED NOVEMBER 6, 1992 AS INSTRUMENT NO. 92-2047803.

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

**SUBJECT TO** covenants, conditions, restrictions, encroachments, reservations, easements, rights and rights-of-way of record or which are apparent from a visual inspection of the real property and excepting and reserving to the City of Los Angeles

any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcel of land.

**ALSO SUBJECT TO** sale in **“AS IS”** condition, and purchaser purchasing the City-owned property, by such act, expressly agreeing to purchase the property in an “As Is” condition and without any warranty as to fitness for use, fitness for a particular use, or condition of the property, and that the City has no obligation to correct any condition of the property, whether known before or after the date of the sale.

Sec. 2. The General Manager of HCID is hereby authorized and directed to execute a Grant Deed to the said real property described in Section 1 of this Ordinance to Habitat, and the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec. 3. HCID in the name of and on behalf of the City of Los Angeles, is hereby authorized to open escrow, issue title transfer instructions, execute and deliver deeds and ancillary documents and complete all necessary processes to effectuate this sale.

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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By \_\_\_\_\_  
MEI MEI CHENG  
Deputy City Attorney

Date 9.13.18

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

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I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles on September 21, 2018, and was passed at its meeting of September 28, 2018.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

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

Approved \_\_\_\_\_