

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 transfer thereof, without the necessity of calling for bids, to TERENCE KOUJAKIAN, for the sum of ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00).

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

Section 1. The Council of the City of Los Angeles hereby 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 transfer. The purchaser, Terenik Koujakian, is the adjoining property owner. As part of a settlement in the case entitled Terenik Koujakian, et al. v. City of Los Angeles (Los Angeles Superior Court Case No. BC 437571), the City will sell the properties (identified below) to Terenik Koujakian ("Purchaser"). It is hereby ordered that such real properties be sold, pursuant to certain conditions hereinafter set forth and without notice of sale or advertisement for bids, to TERENCE KOUJAKIAN, for the sum of ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00), 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:**

3557, 3561, 3565 N. Alginet Dr. & 16654 W. Calneva Dr., Encino, CA 91436 (the "Properties")

**Legal Description:**

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

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

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the Properties 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 parcels of land.

ALSO SUBJECT to sale, in "As Is and with all faults" condition, the Purchaser purchasing the City owned property, by such act, expressly agreeing to purchase the Property in an "As Is and with all faults" condition and without any warranty as to fitness for use, fitness for a particular use or development, or condition of the Property, and that the City has no obligation to improve or correct any condition of the Property, whether known or unknown before or after the date of the sale, including without limitations the geological condition of the Properties as their potential use or future development.

Section 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 TERENCE KOUJAKIAN; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Section 3. The Department of General Services, Real Estate Services Division, is authorized to open escrow, deliver deeds, and process 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, half into the Council District 5 Real Property Trust Fund 687, and the other half into the General Fund, Fund No. 100, Department 40, Revenue Source Code No. 5141. The Purchaser, TERENCE KOUJAKIAN, shall pay ½ (one half) escrow fees and all incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer taxes, 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.

Section 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 the foregoing Ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

By \_\_\_\_\_

Deputy

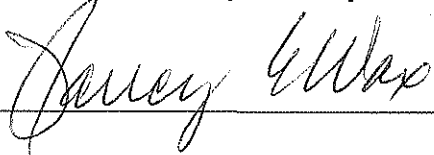
Approved \_\_\_\_\_

\_\_\_\_\_  
ERIC GARCETTI, Mayor

APPROVED AS TO FORM AND LEGALITY:

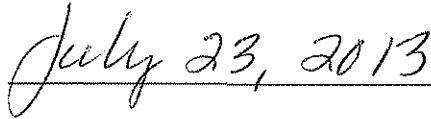
MIKE N. FEUER, City Attorney

By

  
\_\_\_\_\_

NANCY E. WAX  
Deputy City Attorney III

Date

  
\_\_\_\_\_

File No. 12-0396

## EXHIBIT "A"

ADDRESS: ALGINET DRIVE AND CALNEVA DRIVE

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 26 OF TRACT NO. 22764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 606 PAGES 37 THROUGH 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY ENCINO PROPERTIES INC., A CORPORATION, RECORDED NOVEMBER 2, 1956 IN BOOK 52767 PAGE 47, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

ALL RIGHTS TO THE USE OF THE SURFACE AND THE SUBSURFACE AREAS TO A DEPTH OF 500 FEET MEASURED FROM SAID SURFACE OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNER BY DEED EXECUTED BY ENCINO PROPERTIES, INC., A CORPORATION, RECORDED AUGUST 14, 1958 AS INSTRUMENT NO. 1336 IN BOOK D-186 PAGE 308, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

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

APN: 2287-009-904

#### PARCEL 2:

LOT 30 OF TRACT NO. 22764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 606 PAGES 37 THROUGH 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED BY ENCINO PROPERTIES, INC., IN DEED RECORDED NOVEMBER 2, 1956, IN BOOK 52747 PAGE 56, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

ALL RIGHTS TO THE USE OF THE SURFACE AND THE SUBSURFACE AREA TO A DEPTH OF 500 FEET MEASURED FROM SAID SURFACE OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNER IN DEED EXECUTED BY ENCINO PROPERTIES INC., RECORDED OCTOBER 6, 1958 IN BOOK D-236 PAGE 152, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

RESERVING UNTO THE CITY OF LOS ANGELES THE SOUTHWESTERLY 2.00 FEET OF SAID LOT, ADJOINING TO THE NORTHERLY SIDELINE OF ALGINET DRIVE, 40.00 FEET WIDE, FOR PUBLIC STREET AND UTILITY EASEMENTS PURPOSES

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

APN: 2287-009-901

PARCEL 3:

ALL THAT PORTION OF LOT 31 OF TRACT NO. 22764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 606 PAGES 37 THROUGH 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A STRAIGHT LINE EXTENDING FROM A POINT IN THE EASTERLY LINE OF SAID LOT 31, DISTANT THEREON SOUTH 9° 03' 20" EAST 81.92 FEET MEASURED ALONG SAID EASTERLY LINE FROM THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT IN THE WESTERLY LINE OF SAID LOT 31, DISTANT THEREON SOUTH 14° 18' 28" WEST 106.87 FEET MEASURED ALONG SAID WESTERLY LINE FROM THE MOST NORTHERLY CORNER OF SAID LOT, SAID STRAIGHT LINE, HAVING A BEARING OF NORTH 68° 57' 00" WEST, AND A LENGTH OF 69.44 FEET

EXCEPT ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY ENCINO PROPERTIES, INC., A CORPORATION, IN DEED RECORDED NOVEMBER 2, 1956 AS INSTRUMENT NO. 4417 IN BOOK 52767 PAGE 57, OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

BY A QUITCLAIM DEED DATED JULY 28, 1958 AND RECORDED AUGUST 1, 1958, AS INSTRUMENT NO. 1046, ENCINO PROPERTIES, INC., A CORPORATION, WAIVED ANY AND ALL RIGHT IT MAY HAVE TO ENTER UPON THE SURFACE AND THE SUB-SURFACE AREA TO A DEPTH OF 500 FEET MEASURED FROM THE SURFACE IN CONNECTION WITH SAID RESERVED RIGHTS IN SAID COUNTY RECORDER'S OFFICE

RESERVING UNTO THE CITY OF LOS ANGELES THE SOUTHERLY 2.00 FEET OF SAID LOT, ADJOINING TO THE NORTHERLY SIDELINE OF ALGINET DRIVE, 40.00 FEET WIDE, FOR PUBLIC STREET AND UTILITY EASEMENTS PURPOSES

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

APN: 2287-009-902

PARCEL 4:

ALL THAT PORTION OF LOT 32 OF TRACT NO. 22764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 606 PAGES 37 THROUGH 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A STRAIGHT LINE EXTENDING FROM A POINT IN THE EASTERLY LINE OF SAID LOT 32, DISTANT THEREON SOUTH 14° 18' 28" WEST 106.87 FEET MEASURED ALONG SAID EASTERLY LINE FROM ITS NORTHERLY TERMINUS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 32, DISTANT THEREON SOUTH 04° 17' 46" WEST 40.38 FEET MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHWESTERLY CORNER OF SAID LOT 32, SAID STRAIGHT LINE HAVING A BEARING OF NORTH 68° 57' 00" WEST AND A LENGTH OF 143.39 FEET

EXCEPT ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY ENCINO PROPERTIES INC., A CORPORATION, IN DEED RECORDED NOVEMBER 2, 1956 AS INSTRUMENT NO. 4417 IN BOOK 52767 PAGE 57, OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

BY AN INSTRUMENT DATED MAY 21, 1958 EXECUTED BY ENCINO PROPERTIES INC., A CORPORATION ALL RIGHTS TO ENTER UPON THE SURFACE AREA OF A DEPTH OF 500 FEET MEASURED FROM SAID SURFACE WERE QUITCLAIMED TO THE RECORD OWNER OF SAID LAND, RECORDED JUNE 5, 1958 AS INSTRUMENT NO. 1377, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

RESERVING UNTO THE CITY OF LOS ANGELES THE SOUTHERLY 2.00 FEET OF SAID LOT, ADJOINING TO THE NORTHERLY SIDELINE OF ALGINET DRIVE, 40.00 FEET WIDE, FOR PUBLIC STREET AND UTILITY EASEMENTS PURPOSES

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

APN: 2287-009-903

*C. Shafik*  
JUN 03 2013

