

ORDINANCE NO. 183347

An ordinance approving a Resolution of the Board of Airport Commissioners for the sale of surplus real properties owned by the City of Los Angeles, determining that the real properties are no longer required for the use of the City, that the public interest or necessity requires the sale thereof, and ordering the sale thereof by oral bid at public auction, pursuant to Division 7, Chapter 1, Article 4, Section 7.24 of the Los Angeles Administrative Code.

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

Section 1. The action of the Board of Airport Commissioners of the City of Los Angeles on the 14th day of May, 2014, approving the sale of surplus City-owned properties (Resolution No. 25408), is hereby ratified, confirmed and approved. Further, the findings of the City Planning Department, pursuant to Section 556 of the City Charter, are hereby approved.

Sec. 2. The Board of Airport Commissioners determined that this action is exempt from the California Environmental Quality Act requirements; adopted the Staff Report; found that the single-family residential properties, as described, are excess to the operational needs of Los Angeles World Airports; approved the sale of the single-family residential properties at a public auction subject to the approval of the City Council and by a published ordinance and notice of sale; and authorized the Executive Director to execute any and all agreements necessary to perfect the sale of the single-family residential properties including, but not limited to, a purchase and sale agreement and escrow instructions upon approval as to form by the City Attorney.

Sec. 3. The City Council of the City of Los Angeles hereby finds and determines that certain residential real properties owned by the City of Los Angeles and located at the addresses and/or locations set forth hereinafter and more particularly described in the Notice of Sale, which descriptions are incorporated herein by reference, are no longer required for the use of the City and the public interest and necessity requires, and it is hereby ordered, that the parcels of residential real property be sold pursuant to the provisions of Section 385 of the City Charter, and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code, for cash, to the highest responsible bidder at an oral bid public auction to be conducted in accordance with the provisions of Section 7.24 of said Code on or after March 16, 2015, at 1:00 p.m., in the Samuel Greenberg Board Room, Clifton A. Moore Administration Building, Los Angeles International Airport, 1 World Way, Los Angeles, CA 90045.

Sec. 4. The City of Los Angeles reserves the right to adjust the minimum bid of any property listed below at any time up to the date of the auction.

## REAL PROPERTY AUCTION PARCELS AND MINIMUM ACCEPTABLE BIDS

<u>Parcel Number</u>	<u>Property Address</u> <u>Assessor Parcel No. / Council District</u>	<u>Minimum Bid</u>
1	419 Waterview Street CD 11 Playa del Rey, CA 90293 APN 4117-028-900	\$ 713,000.00
2	2050 W. 84 <sup>th</sup> Street CD 8 Los Angeles, CA 90047 APN 6033-022-900	\$ 288,000.00

Sec. 5. The real properties are situated in the City of Los Angeles, County of Los Angeles, State of California, and further described as:

### PARCEL NO. 1

LOT 22, BLOCK 33, TRACT NO. 8557, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104, PAGES 33 TO 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### **END OF LEGAL DESCRIPTION**

EXCEPTING AND RESERVING unto the City of Los Angeles, a perpetual easement for avigation purposes in connection with the operation of Los Angeles International Airport ("LAX"), including the right of overflight by low-flying aircraft of the types now in use and such types as may be in use in the future, together with the right to emit noise, vibrations, fumes, dust, fuel particles, soot, and other air pollutants (collectively, "Emissions"), that may cause discomfort, inconvenience, and interference with the use and enjoyment of the property herein granted. As used herein, the Emissions include those types which are presently being emitted, those types which may be emitted in the future, those from overflying aircraft, and those which emanate generally from flight and ground operations at, or associated with, LAX, as it is now configured and as it may be reduced, enlarged, or re-configured in the future.

EXCEPTING AND RESERVING unto the City of Los Angeles all water and water rights, whether surface, subsurface, or of any other kind, and all water and water rights appurtenant or in anywise incident to the real property herein described, or used thereon or in connection therewith, together with the right to develop, take, transport, control, regulate, and use such water; and reserving unto the City of Los Angeles all oil, gas, petroleum, or other mineral

or hydrocarbon substances in and under said land, without the right to enter upon the surface of said land for such use.

EXCEPTING AND RESERVING unto the City of Los Angeles any interest in the fee of any adjacent street(s) which would otherwise pass with the conveyance and shall be subject to covenants, conditions, restrictions, easements, reservations, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties, and subject to such other covenants, conditions, restrictions, easements, reservations, encroachments, rights, and rights-of-way which are more particularly set forth in the Notice of Sale.

The properties offered for sale in this Ordinance are offered in an unfurnished "AS IS" condition, and all bidders, by bidding on the properties, are, by such act, expressly agreeing to purchase each of the properties in an unfurnished "AS IS" condition without any warranty as to fitness for use, fitness for a particular use, or condition of the properties, and that the seller has no obligation to correct any condition of the properties, whether known before or after the date of the auction.

#### PARCEL NO. 2

LOT 3, BLOCK 17, TRACT NO. 7520 , IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 29 TO 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### **END OF LEGAL DESCRIPTION**

EXCEPTING AND RESERVING unto the City of Los Angeles, a perpetual easement for aviation purposes in connection with the operation of Los Angeles International Airport ("LAX"), including the right of overflight by low-flying aircraft of the types now in use and such types as may be in use in the future, together with the right to emit noise, vibrations, fumes, dust, fuel particles, soot, and other air pollutants (collectively, "Emissions"), that may cause discomfort, inconvenience, and interference with the use and enjoyment of the property herein granted. As used herein, the Emissions include those types which are presently being emitted, those types which may be emitted in the future, those from overflying aircraft, and those which emanate generally from flight and ground operations at, or associated with, LAX, as it is now configured and as it may be reduced, enlarged, or re-configured in the future.

EXCEPTING AND RESERVING unto the City of Los Angeles all water and water rights, whether surface, subsurface, or of any other kind, and all water and water rights appurtenant or in anywise incident to the real property herein

described, or used thereon or in connection therewith, together with the right to develop, take, transport, control, regulate, and use such water; and reserving unto the Grantor all oil, gas, petroleum, or other mineral or hydrocarbon substances in and under said land, without the right to enter upon the surface of said land for such use.

EXCEPTING AND RESERVING unto the City of Los Angeles any interest in the fee of any adjacent street(s) which would otherwise pass with the conveyance and shall be subject to covenants, conditions, restrictions, easements, reservations, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties, and subject to such other covenants, conditions, restrictions, easements, reservations, encroachments, rights, and rights-of-way which are more particularly set forth in the Notice of Sale.

The properties offered for sale in this ordinance are offered in an unfurnished "AS IS" condition, and all bidders, by bidding on the properties, are, by such act, expressly agreeing to purchase each of the properties in an unfurnished "AS IS" condition without any warranty as to fitness for use, fitness for a particular use, or condition of the properties, and that the seller has no obligation to correct any condition of the properties, whether known before or after the date of the auction.

Sec. 6. The Commercial Development Group Director of Real Estate Property Management Non-Airfield LAX and Palmdale is authorized and directed to cause said Notice of Sale to be published for seven consecutive days in a newspaper of general circulation printed and published in the City of Los Angeles and also to post the Notice of Sale on said real properties in a prominent and visible location, said notice to be posted not less than thirty (30) days prior to the date set for said sale.

Sec. 7. The Executive Director of the Department of Airports, also known as Los Angeles World Airports (LAWA), is hereby authorized and empowered to confirm the sale(s) in an amount not less than the minimum bids herein specified and is further authorized to execute a deed or deeds conveying said parcels to the respective successful bidders or assignees thereof. The City Clerk is authorized to attest thereto and to affix the City Seal to the deed or deeds.

Sec. 8. LAWA is authorized and empowered to open title and escrow, issue title transfer instructions/escrow, and/or deliver the grant deed, and otherwise complete the transactions; and the Chief Accounting Employee of LAWA, upon proper verification, is authorized and directed to deposit the proceeds, over and above the expenses of sale, into the proper account(s) as provided by law. Expenses associated with the sale may include, but are not limited to, appraisal fees, environmental reports, legal description preparation, escrow fees, preliminary title report, recording fees, documentary transfer taxes, policy of title insurance, home warranty protection coverage, if applicable, where applicable, and any associated site remediation costs.

The successful bidder shall pay for all recording fees, documentary transfer taxes, one-half escrow fees, policy of title insurance, appraisal fees connected with bidder funding or sources of funding, messenger service fees, broker's commission, if any, other real estate transaction taxes, fees or application, and any personal property taxes where applicable. Should the successful bidder desire a survey of the property, termite inspection and any other types of inspections, this may be accomplished by an independent surveyor and inspectors at the bidder's expense. The title company and escrow company selected for the sale of these properties shall be a sole discretion of the City of Los Angeles.

Sec. 9. Should no acceptable bids be received or should the sale not be completed for the property described in this ordinance, the Executive Director of LAWA, or his or her designee, is hereby authorized to:

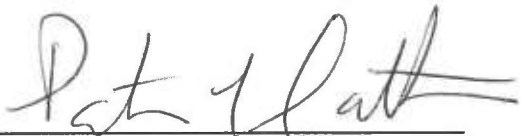
- (a) Re-offer said properties for sale pursuant to this ordinance to the second highest bidder and, if the second highest bidder fails to complete the sale and/or comply with the conditions of the sale, to the third then fourth highest bidders, upon the same terms and conditions specified in the Notice of Sale without further order or permission of the Council; or
- (b) Declare the present Notice of Sale immediately invalid and, pursuant to Division 7, Chapter 1, Article 4, Section 7.32 of the Los Angeles Administrative Code, cause one or more other Notice of Sale to be published and to conduct one or more other sale auction under the terms and conditions of the new Notice of Sale until properties authorized for sale under this ordinance are sold.

The provisions of this section shall be effective until the expiration of this ordinance authorization on the date that is three years from the effective date of this ordinance.

Sec. 10. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with the 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, at its meeting of DEC 16 2014.

HOLLY L. WOLCOTT, City Clerk


By   
Deputy

Approved DEC 22 2014

  
Mayor  
ACTING

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
CYNTHIA ALEXANDER  
Deputy City Attorney

Date 12/3/14

File No. 14-1665

# **NOTICE OF SALE OF REAL PROPERTY AT PUBLIC AUCTION**

## **IN ACCORDANCE WITH THE PROVISIONS OF SECTION 385 OF THE CITY CHARTER, AND DIVISION 7, CHARTER 1, ARTICLE 4, OF THE LOS ANGELES ADMINISTRATIVE CODE**

NOTICE IS HEREBY GIVEN that the real properties hereinafter described will be offered for sale by the City of Los Angeles to the highest responsible bidder at public auction to be conducted by the Commercial Development Group, Department of Airports ("Los Angeles World Airports") of the City of Los Angeles at 1:00 P.M. on the 16th day of March, 2015 at 1 World Way, Clifton Moore Administration Building, Samuel Greenberg Board Room, Los Angeles, CA 90045 on the campus of Los Angeles International Airport.

The auction will be held pursuant to Ordinance No. 183347, ordering the same, adopted by the City Council of said City on the 16 day of December, 2014, and upon the terms and conditions therein and hereinafter specified and in conformity with Section 385 of the Los Angeles City Charter and Division 7, Chapter 1, Article 4, of the Los Angeles Administrative Code.

The minimum price that will be accepted for the properties shall be in the amount of the minimum bid for each said parcel indicated thereof in this Notice. The City of Los Angeles reserves the right to adjust the amount of the minimum bid at any time up to the date of the auction.

Said real properties are located within the City of Los Angeles, County of Los Angeles, State of California, and described as follows:

**SEE ATTACHED EXHIBIT I "NOTICE OF SALE PROPERTY DESCRIPTION – 2015 AUCTION"**

THE PARCEL(S) MAY BE SUBJECT TO ITEMS WITH REGARD TO THE DEVELOPMENT OF THE SITE, INCLUDING BUT NOT LIMITED TO: ANY PENDING ORDINANCES AFFECTING THE DEVELOPMENT OF THE SITE (S). POTENTIAL BIDDERS ARE URGED TO INVESTIGATE BUILDING RESTRICTIONS AND GUIDELINES WITH THE APPROPRIATE AGENCIES PRIOR TO THE AUCTION.

BUYERS ARE FURTHER URGED TO INVESTIGATE DEVELOPMENT ISSUES ASSOCIATED WITH THE PROPERTIES), INCLUDING BUT NOT LIMITED TO, CONDITIONS & RESTRICTIONS, GEOLOGY, SITE GRADING, STREET ACCESS, DRAINAGE, AVAILABILITY OF SEWER AND OTHER PUBLIC FACILITIES

All persons interested are invited to attend said auction and bid for the properties intended to be sold. Each parcel will be called by the parcel number and bids will be called for said parcel. All persons present who have been designated as qualified bidders may orally bid thereon.

Any person wishing to be designated as a qualified bidder must place a deposit with the Executive Director of Los Angeles World Airports or his or her representative prior to the commencement of the bidding. Said deposit must be at least ten percent (10%) of the amount specified as the minimum price for each parcel or \$10,000.00 for each parcel, whichever is less, in **CASHIER'S CHECK OR CERTIFIED CHECK** made payable to the City of Los Angeles.

In addition to the deposit noted above, **an additional deposit is required from the winning (successful) bidder ("Buyer") within ten (10) working days of the date of the auction to make the total deposit held by the City equal to ten percent (10%) of the purchase price for each parcel.** Said deposit(s) shall constitute a guarantee that in the event the offer of purchase is accepted by the City of Los Angeles, the Buyer making said offer should complete the purchase according to the terms and conditions herein specified. Said deposit(s) shall be accepted, credited, and applied to the account of the purchase price of the subject parcel. In the event said offer to purchase the subject parcel is rejected by the City of Los Angeles, the deposit(s) shall be returned to the Buyer.

In the event Buyer's said offer to purchase is accepted by the City of Los Angeles but not completed and failure in that regard is not caused by any act of or omission of the City or any of its representatives, **said deposit(s) shall be retained by the City as liquidated damages for the failure to complete said purchase** and for all costs and expenses incurred for the necessary proceedings incidental to acceptance of the offer. Buyer(s) who do not complete said purchase will be prohibited from bidding in any future auctions for a period of three (3) year.

A **supervised open house** will be conducted for each of the parcels. The time(s) and date(s) for each of the open houses are:

- March 7, 2015 from 1-3PM - Parcel 1 – 419 Waterview Street, Playa del Rey, CA 90293
- March 8, 2015 from 1-3PM – Parcel 2 - 2050 W. 84<sup>th</sup> Street, Los Angeles, CA 90047

Said properties are available for inspection by bidders prior to auction only during the supervised open house for each of the parcels. The City urges all bidders to inspect the properties before bidding. By bidding on the parcel, the bidder represents to the City that the bidder has in fact inspected the property(ies) to bidder's satisfaction, knows the condition thereof, and based on that knowledge and inspection, is nevertheless ready, willing, and able to purchase the property(ies).

No warranty or representation is made by the City of Los Angeles with respect to location, size, description of improvements, or zone set out in the notice of said properties herein described; such data being set forth for information only and is not; and shall not be deemed to be a part of the description by, or conditions of, which such properties will be offered for sale or sold. The City makes no representation or warranty whatsoever as to the condition or usability of the properties; the presence of any defects, whether apparent or hidden, or the fitness of the properties for use, or their fitness for a particular use.

Said properties offered for sale are offered in an unfurnished "AS IS" condition, and all bidders, by bidding on the properties, are, by such act, expressly agreeing to purchase the properties in an unfurnished "AS IS" condition and without any warranty as to fitness for use, fitness for a particular use, or condition of the properties, and that the seller has no obligation to correct any condition of the properties, whether known before or after the date of the auction.

RELEASE: Effective from and after the Closing, Buyer hereby waives, releases, acquits, and forever discharges Seller, and Seller's agents, officials, officers, boards, employees, and contractors, to the maximum extent permitted by law, of and from any and all claims, actions, causes of action, demands, rights, liabilities, damages, losses, costs, expenses,

or compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen, that is now has or that may arise in the future because of or in any way growing out of or connected with this Notice of Sale and/or Agreement and the property (including without limitation the condition of the property). This release includes all liability under any federal, state, or local statute, ordinance, rule, or regulation applicable to the property, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (Title 42 United States Code §§9601-9675), the Resource Conservation and Recovery Act of 1976 (Title 42 United States Code §§6901-6992k); the Carpenter-Presley-Tanner Hazardous Account Act (Health and Safety Code §§25300-25395.45), and the Hazardous Waste Control Law (Health and Safety Code §§25100-25250.8), BUYER EXPRESSEDLY WAIVES ITS RIGHTS GRANTED UNDER CALIFORNIA CIVIL CODE §1542 AND ANY OTHER PROVISION OF LAW THAT PROVIDES A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT BUYER DOES NOT KNOW OR SUSPECT TO EXIST IN ITS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY IT MUST HAVE MATERIALLY AFFECTED ITS AGREEMENT TO RELEASE SELLER.

Should no acceptable bids be received or should the sale not be completed for the property described in this Ordinance, the Executive Director of Los Angeles World Airports or his or her designee, without further order or permission of the Los Angeles City Council, is hereby authorized to:

- (a) Re-offer said properties for sale pursuant to this Ordinance to the second highest bidder, and if the second highest bidder fails to complete the sale or comply with the conditions of the sale, to the third then fourth highest bidders, upon the same terms and conditions specified in the Notice of Sale without further order or permission of the Council, or
- (b) Declare the present Notice of Sale immediately invalid and, pursuant to Division 7, Chapter 1, Article 4, Section 7.32 of the Los Angeles Administrative Code, cause one or more other Notice of Sale to be published and to conduct one or more other sale auction under the terms and conditions of the new Notice of Sale until properties authorized for sale under this Ordinance is/are sold.

Any and all bids may be rejected or the properties withdrawn from sale by the Executive Director of Los Angeles World Airports or the Board of Airport Commissioners or the City Council of the City of Los Angeles, or said sale(s) may be postponed or continued until such time as the sale(s) is/are confirmed by the Executive Director of Los Angeles World Airports of the City of Los Angeles.

**No sale shall be made or become final** unless and until confirmed by the Executive Director of Los Angeles World Airports of the City of Los Angeles.

**The successful bidder shall pay** for all recording fees, documentary transfer taxes, one-half escrow fees, policy of title insurance, appraisal fees connected with bidder funding or sources of funding, messenger service fees, broker's commission, if any, other real estate transaction taxes, fees or application, and any personal property taxes where applicable. Should the successful bidder desire a survey of the property, termite inspection and any other types of inspections, this may be accomplished by an independent surveyor and inspectors at the bidder's expense. The title company and escrow company selected for the sale of these properties shall be at sole discretion of the City of Los Angeles.

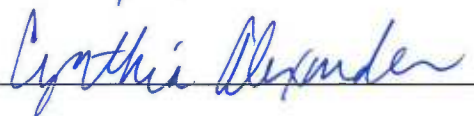
The full balance of the parcel(s) purchase price and associated purchase costs shall be paid to the City of Los Angeles by the successful bidder on or before a date that is **three months** after that successful bidder has been notified by the Commercial Development Group of Los Angeles World Airports of the City of Los Angeles that the sale has been confirmed. Provided that if payment is deferred for more than two months after notice confirming the sale, interest at one percent (1%) per month or a fraction thereof shall be charged for each month or fraction thereof in excess of two months. Upon said payment, the City agrees to deliver, through escrow, said buyer the grant deed.

Approved as to Form and Legality:  
MICHAEL N. FEUER, City Attorney

HOLLY L. WOLLCOTT, City Clerk

Date: 12/2/14

By: 

By: 

Name: Patrice Lathmore

Name: Cynthia Alexander  
Deputy/Assistant City Attorney

  
ERIC GARCETTI, Mayor **ACTING**

Dated DEC 22 2014

Council File No. 14-1665

**EXHIBIT I**  
**NOTICE OF SALE PROPERTY DISCRIPTION**  
**2015 AUCTION**

Properties sold in this auction are subject to any exception(s) as disclosed herein for each property and as disclosed within the Preliminary Title Report available at during the supervised open houses and/or prior to the auction on the day of the auction. In addition, all properties offered for sale in this auction are subject to the following, including but not limited to:

EXCEPTING AND RESERVING unto the City of Los Angeles, a perpetual easement for avigation purposes in connection with the operation of Los Angeles International Airport ("LAX"), including the right of overflight by low-flying aircraft of the types now in use and such types as may be in use in the future, together with the right to emit noise, vibrations, fumes, dust, fuel particles, soot, and other air pollutants (collectively, "Emissions"), that may cause discomfort, inconvenience, and interference with the use and enjoyment of the property herein granted. As used herein, the Emissions include those types which are presently being emitted, those types which may be emitted in the future, those from overflying aircraft, and those which emanate generally from flight and ground operations at, or associated with, LAX, as it is now configured and as it may be reduced, enlarged, or re-configured in the future.

EXCEPTING AND RESERVING unto the City of Los Angeles all water and water rights, whether surface, subsurface, or of any other kind, and all water and water rights appurtenant or in anywise incident to the real property herein described, or used thereon or in connection therewith, together with the right to develop, take, transport, control, regulate, and use such water; and reserving unto the Grantor all oil, gas, petroleum, or other mineral or hydrocarbon substances in and under said land, without the right to enter upon the surface of said land for such use.

EXCEPTING AND RESERVING unto the City of Los Angeles any interest in the fee of any adjacent street(s) which would otherwise pass with the conveyance and shall be subject to covenants, conditions, restrictions, easements, reservations, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties.

SUBJECT TO sale in an unfurnished "AS IS" condition, and buyer purchasing the City of Los Angeles-owned properties, by such act, expressly agreeing to purchase each of the properties in an unfurnished "AS IS" condition without any warranty as to fitness for

use, fitness for a particular use, or condition of the properties, and that the City has no obligation to correct any condition of the properties, whether known before or after the date of the sale.

RELEASE: Effective from and after the Closing, Buyer hereby waives, releases, acquits, and forever discharges Seller, and Seller's agents, officials, officers, boards, employees, and contractors, to the maximum extent permitted by law, of and from any and all claims, actions, causes of action, demands, rights, liabilities, damages, losses, costs, expenses, or compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen, that is now has or that may arise in the future because of or in any way growing out of or connected with this Notice of Sale and/or Agreement and the property (including without limitation the condition of the property). This release includes all liability under any federal, state, or local statute, ordinance, rule, or regulation applicable to the property, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (Title 42 United States Code §§9601-9675), the Resource Conservation and Recovery Act of 1976 (Title 42 United States Code §§6901-6992k); the Carpenter-Presley-Tanner Hazardous Account Act (Health and Safety Code §§25300-25395.45), and the Hazardous Waste Control Law (Health and Safety Code §§25100-25250.8), BUYER EXPRESSEDLY WAIVES ITS RIGHTS GRANTED UNDER CALIFORNIA CIVIL CODE §1542 AND ANY OTHER PROVISION OF LAW THAT PROVIDES A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT BUYER DOES NOT KNOW OR SUSPECT TO EXIST IN ITS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY IT MUST HAVE MATERIALLY AFFECTED ITS AGREEMENT TO RELEASE SELLER.

The City of Los Angeles makes no warranty with respect to location, size, description of improvements or zone set out in the Notice of Sale of the Property(ies) herein described: such data being set forth for information only and is not, and shall not be deemed to be part of the description(s) by, or conditions of, which such property(ies) will be offered for sale or sold. The City makes no representation or warranty whatsoever as to the condition or usability of the property(ies), the presence of any defects, whether apparent or hidden, or the fitness of the property(ies) for use, or its/their fitness for a particular use.

Prospective bidders/buyers are further urged to investigate any development problems or issues associated with the property(ies), including but not limited to, Building and Safety records, geology, site grading, street access, drainage, availability of sewer and other public utilities.

The sale of these properties may be subject to the following statutory disclosures, which include the following:

1. Airport Influence Area Disclosure (Civil Code Section 1102.6a)

Certain parcels may be within two statute miles of an airport, including the Los Angeles International Airport.

2. Notice of Your 'Supplemental' Property Tax Bill (Civil Code Section 1102.6c)

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Collector's Office.

3. Transfer Fee Disclosure (Civil Code Section 1102.6e)

The sale and transfer of the properties is subject to a transfer fee, as defined in Section 1098. The payment of a transfer fee is required upon transfer of the property. Upon the opening of escrow, notice will be given to the buyer of the amount of the fee required for the asking price of the real property, the entity to which funds from the fee will be paid, if available, the purposes for which funds from the fee will be used and the date or circumstances under which the obligation to pay the transfer fee expires, if any.

4. Real Estate Transfer Disclosure Statement: Disclosures Upon Transfer of Residential Property

A Real Estate Transfer Disclosure Statement (TDS) describing the condition of a property will be provided to the buyer as soon as practicable and before transfer of title and/or close of escrow.

Buyer will be provided, where applicable, a copy of the following documents and/or brochures for information and/or signature: (1) *Buyer's Inspection Advisory*, (2) *Protect Your Family From Lead in Your Home*, (3) *A Brief Guide to Mold, Moisture, and Your Home*, (4) *Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants (The Homeowners Guide to Earthquake Safety)*, (5) *Smoke Detector Statement of Compliance*, (6) *Water Heater Statement of Compliance*, (7) *Seller's Affidavit of Non-Foreign Status and/or California Withholding Exemption*, (8) *Lead-Based Paint Hazard Disclosure*, and (9) *Supplemental Statutory and Contractual Disclosures*.

PARCEL No. 1

Assessor Parcel No. 4117-028-900

Council District 11

<u>Location</u>	<u>Approximate Size</u>	<u>Zone</u>	<u>Minimum Bid</u>
419 Waterview Street Playa del Rey, CA 90293	5,397± sq. ft. lot 2 BR/1BA, one-story 1,114 sq. ft. single-family residence built in 1947	R1	\$713,000.00

LEGAL DESCRIPTION

LOT 22, BLOCK 33, TRACT NO. 8557, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104, PAGES 33 TO 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL No. 2

Assessor Parcel No. 6035-022-900

Council District 8

<u>Location</u>	<u>Approximate Size</u>	<u>Zone</u>	<u>Minimum Bid</u>
2050 W. 84 <sup>th</sup> Street Los Angeles, CA 90047	5,845± sq. ft. lot 2 BR/1¾ BA, one-story 1,376 sq. ft. single-family residence built in 1950	R1	\$288,000.00

LEGAL DESCRIPTION

LOT 3, BLOCK 17, TRACT NO. 7520 , IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGES 29 TO 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.