

ORDINANCE NO. _____

An ordinance approving Resolution No. 015 098 of the Board of Water and Power Commissioners authorizing the sale of the 0.54 acre Mohave Pump Station property of the Mohave Steam Generating Station Project.

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

Section 1. The Department of Water and Power of the City of Los Angeles (LADWP), in partnership with Southern California Edison Company (SCE), Nevada Power Company (dba "NV Energy"), and the Salt River Project Agricultural Improvement and Power District (collectively, the "MSGGS Partnership"), owns certain land in Clark County, State of Nevada, where the former Mohave Steam Generating Station Project (MSGGS Project) was located. LADWP owns a 10% interest in the MSGGS Project. The 0.54 acre Mohave Pump Station property (Property) is a non-continuous portion of the MSGGS Project adjacent to the Colorado River and was used to supply cooling water to the MSGGS Project prior to decommissioning. All water rights ceased with the decommissioning of the MSGGS Project, and the water supply pipeline was filled in with cement and slurry. The Property is accessible only via a private road easement, and is not considered functionally adequate for legally permissible commercial development.

Sec. 2. The Property is further described as:

PARCEL 1:

That portion of Government Lot Nine (9) in fractional Section 24, in Township 32 South, Range 66 East, M. D. B. & M., in the County of Clark, State of Nevada, described as follows:

BEGINNING at a point in the South line of said Government Lot Nine (9), which bears North 89°26'48" East, 799.58 feet, measured along said South line, from a found 4 inch by 4 inch post, tagged "R. L. S. 2050", set for the Southwest corner of said Government Lot Nine (9), said Southwest corner also being the Southeast corner of the land described in Parcel Three (3) in the Grant Deed to Southern California Edison Company, recorded on October 26, 1966, as Instrument No. 606206, in Book 754, of Official Records, in the Office of the County Recorder of said County; Thence North 16.39 feet; Thence East, 219.30 feet, more or less, to a point in the high water line on the West bank of the Colorado River; Thence Southwesterly along said high water line of the Colorado River, to the point of intersection thereof with said South line of Government Lot Nine (9); Thence South 89°26'48" West, 209.99 feet, more or less, measured along said South line, to the POINT OF BEGINNING.

(Deed reference 20011130-03445)

AND

That portion of Government Lot Ten (10) in fractional Section 24, in Township 32 South, Range 66 East, M. D. B. & M., in the County of Clark, State of Nevada, described as follows:

BEGINNING at a point in the North line of said Government Lot Ten (10), which bears North 89°26'48" East, 799.58 feet, measured along said North line, from a found 4 in by 4 inch post, tagged "R. L. S. 2050", set for the Northwest corner of said Government Lot Ten (10), said Northwestern corner also being the Southeast corner of the land described as Parcel Three (3) in the Grant Deed to Southern California Edison Company, recorded October 26, 1966, as Instrument No. 606206, in Book 754 of Official Records, in the Office of the County Recorder of said County; Thence South, 116.61 feet; Thence East, 132.25 feet, more or less, to a point in the high water line on the West bank of the Colorado River; Thence Northeasterly, along said high water line of the Colorado River to the point of intersection thereof, with said North line of Government Lot Ten (10); Thence South 89°26'48" West, 209.99 feet, more or less, measured along said North line, to the POINT OF BEGINNING.
(Deed reference 20011130-03445)

PARCEL 2:

Non-exclusive easements for road, underground utilities, cut and fill purposes as described and established by that certain "Grant of Rights of Way and Easements" recorded September 4, 1969 in Book 975 as Document No. 783165, Official Records, subject to the Conditions and Restrictions set forth therein, and as partially relinquished as described in that certain "Partial Quitclaim Deed, (Easement)", recorded December 28, 2000, in Book 20001228 as Document No. 00308, of Official Records.

PARCEL 3:

Non-exclusive easements for access road and utility purposes as described and established by that certain instrument entitled "Non-exclusive Access Road Easement", recorded December 26, 2000, in Book 2001226 as Document No. 01087 and 01088, of Official Records, subject to the conditions and restrictions set forth therein.

SUBJECT TO:

RESERVING to the City of Los Angeles a ten percent (10%) interest in all water and water rights appurtenant, whether surface or subsurface, if any, in relation to the Property and also reserving a ten percent (10%) interest in all oil, gas, petroleum, or other mineral or hydrocarbon substances, if any, without the right to enter upon the surface of the Property for such use.

Sec. 3. RS Nine LLC, a Nevada limited liability company (Buyer), wishes to purchase the Property and will pay the MSGS Partnership the sum of \$11,000.00, 10% of which accrues to LADWP.

Sec 4. The Board of Water and Power Commissioners has adopted a resolution authorizing the sale of LADWP's interest in the Property to Buyer, and requesting the City Council to authorize by ordinance the execution of a Purchase and Sale Agreement and accompanying instrument of conveyance (deed) on behalf of the City of Los Angeles, as provided in Section 675(d)(2) of the Los Angeles Charter, in order to consummate this transaction.

Sec. 5. The sale of LADWP's interest in the Property to Buyer is hereby authorized. The President, or the Vice President of the Board of Water and Power Commissioners, or the General Manager of the Department of Water and Power, or such person as the General Manager shall designate in writing, and by the Secretary, Assistant Secretary or the Acting Secretary, are authorized and directed to execute a Purchase and Sale Agreement and accompanying instrument of conveyance (deed) on behalf of the City of Los Angeles, both being previously approved as to form and legality by the City Attorney.

Sec. 6. 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, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk


By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  _____
JOHN O. BEANUM
Deputy City Attorney

Date: 12/10/14

File No. _____