

WHEREAS, the City of Los Angeles (City) owns that certain property, under the management and control of the Los Angeles Department of Water and Power (LADWP), located at 181 North Main Street, Big Pine, Inyo County, California constituting a parcel of 1.017 acres (Property); and

WHEREAS, LADWP has leased Property to the Big Pine Volunteer Fire Protection District (Fire District), a special purpose fire protection district of Inyo County created under California Health and Safety Code Section 13800 et seq., for the past 46 years for use as a fire station; and

WHEREAS, Fire District desires to invest significant capital into construction of new improvements and renovation efforts on Property to improve the public peace, health, and safety services in Inyo County; and

WHEREAS, LADWP and Fire District have negotiated an Agreement of Purchase and Sale of Real Property and Escrow Instructions (Agreement) for the direct sale of Property to Fire District for and in consideration of the sum of \$155,000; and

WHEREAS, LADWP has determined that it no longer requires Property for the operational purposes of generating water or power, or the protection or conservation of water and power resources, and that the divestiture of said Property will satisfy a public interest need associated with the public peace, health, and safety goals of Inyo County.

NOW, THEREFORE, BE IT RESOLVED that it is in the best interest of the City and LADWP to sell Property to Fire District, for and in consideration of the sum of \$155,000, in accordance with the terms and conditions of Agreement, approved as to form and legality by the City Attorney, and on file with the Secretary of the Board of Water and Power Commissioners (Board).

BE IT FURTHER RESOLVED that Property is described as follows:

That portion of the easterly 270.00 feet of Block 68, of the Town of Big Pine, County of Inyo, State of California, per Official Map of said Town filed for record in Book 1, page 48 of Maps in the office of the County Recorder of said County, being northerly of the southerly 381.65 feet of said Block 68, and contiguous with the northerly line of that parcel of real property described in Deed recorded in Official Records, Volume 69, page 339, in said Recorder's office, and bound on the northerly by a line starting on the easterly line of said Block 68, 567.94 feet northerly of the southeasterly corner of said Block 68, and running southwesterly to the end point on the westerly line of said easterly 270.00 feet of Block 68, located northerly 559.17 feet of the southwesterly corner of said easterly 270.00 feet of Block 68.

EXCEPTING therefrom that portion of said Block 68 per Deed, recorded in Book 38, page 233, and per Deed, recorded in Official Records Volume 49, page 53.

CONTAINING 1.017 acres, more or less.

RESERVING unto the City of Los Angeles Department of Water and Power, three Utility Easements and Rights-of-Way to set power poles and guy wires; to construct, maintain, and repair power lines, underground conduit, appurtenant fixtures, and equipment; and the right to trim trees at any time, in such a manner as to prevent interference with the same, together with the right of ingress and egress, all in, over, under, and across that portion of the real property conveyed herein, and described as follows:

1. A strip of land 10.00 feet wide, lying 5.00 feet on each side of the following described center line:

COMMENCING at a point on the northerly line of the above described parcel being 124.14 feet westerly of the northeasterly corner of said parcel; thence in a southeasterly direction to the end point on the easterly line of the above described parcel being 38.30 feet southerly of said northeasterly corner.

2. The southerly 5.00 feet of the above described parcel.
3. The easterly 31.00 feet of the above described parcel.

SUBJECT to the Easement Deed to the State of California, for public highway purposes recorded in Official Records, Volume 49, page 55, in said Recorder's office.

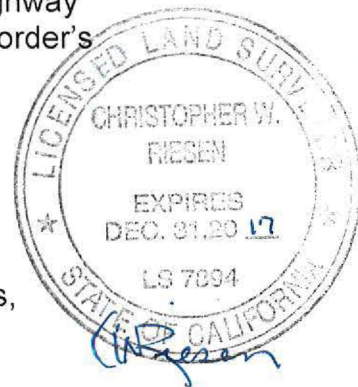
END OF DESCRIPTION

SUBJECT TO all outstanding taxes and assessments, if any.

SUBJECT TO any and all covenants, conditions, restrictions, easements, reservations, rights-of-way of record, and other matters of record.

SUBJECT TO any rights-of-way which may be apparent if a visual inspection is made of said real property.

EXCEPTING AND RESERVING TO 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 all 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.

BE IT FURTHER RESOLVED that the Board hereby approves and recommends that the Los Angeles City Council approve and authorize by ordinance the sale of Property to Fire District, as provided in Section 675(d)(2) of the Los Angeles City Charter.

BE IT FURTHER RESOLVED that upon approval by the Los Angeles City Council, the President or Vice President, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized and directed to execute Agreement and instrument(s) in writing, approved as to form and legality by the City Attorney, conveying title to Property and shall execute all other documents and perform all other actions necessary to complete the transaction in accordance with City Charter Section 675(d)(2) and the terms set forth herein.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of the resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held

NOV 15 2016


Secretary

APPROVED AS TO FORM AND LEGALITY
MICHAEL N. FEUER, CITY ATTORNEY

BY  AUG 17 2016
JOHN BEANUM
DEPUTY CITY ATTORNEY