

**CITY OF LOS ANGELES  
INTERDEPARTMENTAL CORRESPONDENCE**

DATE: May 8, 2018

TO: Holly L. Wolcott, City Clerk  
Room 395, City Hall  
Attn: Eric Villanueva, Legislative Assistant

FROM:  Melody McCormick, Director  
Department of General Services, Real Estate Services Division

SUBJECT: **GRANT DEEDS - SALE OF SURPLUS AUCTION PROPERTY- CD 3  
18801, 18807, 18813, 18817 & 18821 W. EDLEEN DRIVE, TARZANA**

In connection with the sale of the above-referenced parcels as authorized by Ordinances No. 185192 and No. 185473 contained in Council File No. 16-1318, the attached documents, Grant Deeds, are transmitted for the Mayor's signature, to be executed as shown below:

1. One original Grant Deed for each of the following properties:

18801 W. Edleen Dr.	APN: 2176-026-900
18807 W. Edleen Dr.	APN: 2176-026-905
18813 W. Edleen Dr	APN: 2176-026-901
18817 W. Edleen Dr.	APN: 2176-026-903
18821 W. Edleen Dr.	APN: 2176-026-902

to be executed by the Mayor and attested to by the City Clerk.  
**Please notarize the Mayor's signature.**

A copy of the Ordinances and Council File Report are also attached, for your convenience.

After the attached documents have been executed, contact Enid Gomez, Sr. Management Analyst, at (213) 922-8547.

**ATTACHMENTS:**

Grant Deed, Ordinances and Council File Report

**RECORDING REQUESTED BY:**

First American Title Company

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

Future Investment & Development, LLC  
Attn: Ofir Grushkovski  
20411 Aetna Street  
Woodland Hills CA 91367

Order No. LGL - 5599624

**Grant Deed**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_, CITY TAX \$ \_\_\_\_\_.

- Computed on full value of property conveyed, or  Computed on full value less value of liens or encumbrances remaining at time of sale,  
 Unincorporated area:  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation

hereby GRANT(s) to

Future Investment & Development, LLC, a California limited liability company

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. ): 2176-026-900

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

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 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 real properties.

ALSO SUBJECT to property sold 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 seller has no obligation to correct any condition of the property, whether known before or after the date of sale.

This Grant Deed is made in accordance with the provisions of Council File No. 16-1318 and Ordinance Nos. 185192 and 185473 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 15th day of May, 2018

The City of Los Angeles, a municipal corporation

By: E.G.

Attest:

Holly L. Wolcott, City Clerk

Eric Garcetti, Mayor

By: [Signature]



A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }

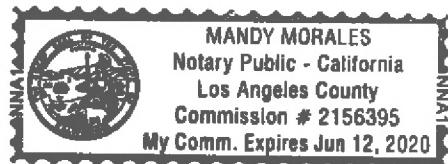
On May 15, 2018, before me, Mandy Morales, a Notary Public,

personally appeared Eric Garcetti, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mandy Morales (Seal)



The City of Los Angeles

JOB TITLE: 18801 West Edleen Drive  
Tarzana CA 91356  
APN: 2176-026-900  
Cadastral Map 168B121

To

Future Investment & Development, LLC  
a California limited liability company

Grant Deed

Approved as to Authority 5/3, 2018

By   
Tony M. Royster, Authorized Officer

Approved as to description 4-26- 2018

By   
Luisito Padua, Authorized Officer

General Services Department  
Real Estate Services Division

Approved 5-2, 2018

Michael N. Feuer, City Attorney

By   
Edward Young, Deputy City Attorney

Council File No. 16-1318

**EXHIBIT A**

**LEGAL DESCRIPTION**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 38, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 26541, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 722 OF MAPS PAGE(S) 45 TO 49.

EXCEPT ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT TO SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963 IN BOOK D2041 PAGE 88, OF OFFICIAL RECORDS.

APN: 2176-026-900

**RECORDING REQUESTED BY:**

First American Title Company

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

18807 Edleen Dr, LLC  
Attn: Mohammad Reza Boluordi  
18710 Paseo Nuevo Drive  
Tarzana, CA 91356

Order No. LGL - 5599625

**Grant Deed**

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_. CITY TAX \$ \_\_\_\_\_.

- Computed on full value of property conveyed, or  Computed on full value less value of liens or encumbrances remaining at time of sale,  
 Unincorporated area:  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation

hereby GRANT(s) to

18807 Edleen Dr, LLC, a California limited liability company

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. ): 2176-026-905

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

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 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 real properties.

ALSO SUBJECT to property sold 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 seller has no obligation to correct any condition of the property, whether known before or after the date of sale.

This Grant Deed is made in accordance with the provisions of Council File No. 16-1318 and Ordinance Nos. 185192 and 185473 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 15th day of May, 2018

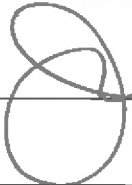

The City of Los Angeles, a municipal corporation

By: E.G.

Attest:

Holly L. Wolcott, City Clerk

Eric Garcetti, Mayor

By:  

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }

On May 15, 2018, before me, Mandy Morales, a Notary Public,

personally appeared Eric Garcetti, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mandy Morales (Seal)



The City of Los Angeles

JOB TITLE: 18807 West Edleen Drive  
Tarzana CA 91356  
APN: 2176-026-905  
Cadastral Map 168B121

To

18807 Edleen Dr, LLC  
a California limited liability company

Grant Deed

Approved as to Authority 5/3, 2018

By   
Tony M. Royster, Authorized Officer

Approved as to description 4.26- 2018

By   
Luisito Padua, Authorized Officer

General Services Department  
Real Estate Services Division

Approved 5-2, 2018

Michael N. Feuer, City Attorney

By   
Edward Young, Deputy City Attorney

Council File No. 16-1318



**EXHIBIT A**

**LEGAL DESCRIPTION**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 37, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO 26541, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 722 OF MAPS PAGE(S) 45 TO 49.

EXCEPT ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT TO SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963 IN BOOK D2041 PAGE 88, OF OFFICIAL RECORDS.

APN: 2176-026-905

**RECORDING REQUESTED BY:**

First American Title Company

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

Future Investment & Development, LLC  
Attn: Ofir Grushkovski  
20411 Actna Street  
Woodland Hills CA 91367

Order No. LGL - 5599626

## Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_. CITY TAX \$ \_\_\_\_\_.

- Computed on full value of property conveyed, or  Computed on full value less value of liens or encumbrances remaining at time of sale,  
 Unincorporated area:  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation

hereby GRANT(s) to

Future Investment & Development, LLC, a California limited liability company

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. ): 2176-026-901

### SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 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 real properties.

ALSO SUBJECT to property sold 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 seller has no obligation to correct any condition of the property, whether known before or after the date of sale.

This Grant Deed is made in accordance with the provisions of Council File No. 16-1318 and Ordinance No. 185192 and 185473 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 15<sup>th</sup> day of May, 2018

The City of Los Angeles, a municipal corporation

By: E. Garcetti

Attest:

Holly L. Wolcott, City Clerk

Eric Garcetti, Mayor

By: [Signature]



A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }

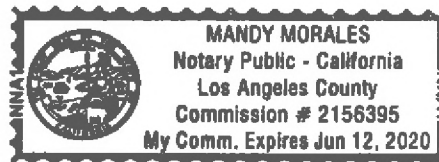
On May 15, 2018, before me, Mandy Morales, a Notary Public,

personally appeared Eric Garcetti, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mandy Morales (Seal)



The City of Los Angeles

JOB TITLE: 18813 West Edleen Drive  
Tarzana CA 91356  
APN: 2176-026-901  
Cadastral Map 168B121

To

Future Investment & Development, LLC  
a California limited liability company

Grant Deed

Approved as to Authority 5/3, 2018

By Tony M. Royster  
Tony M. Royster, Authorized Officer

Approved as to description 4-26- 2018

By Luisito Padua  
Luisito Padua, Authorized Officer

General Services Department  
Real Estate Services Division

Approved 5-2, 2018

Michael N. Feuer, City Attorney

By Edward Young  
Edward Young, Deputy City Attorney

Council File No. 16-1318

**EXHIBIT A**

**LEGAL DESCRIPTION**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 36, OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722, PAGES 45 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT TO SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963 IN BOOK D2041 PAGE 88, OF OFFICIAL RECORDS.

APN: 2176-026-901

**RECORDING REQUESTED BY:**

First American Title Company

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

Beni Amir  
14601 Arminta Street  
Panorama City, CA 91402

Order No. LGL-5599627

## Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_. CITY TAX \$ \_\_\_\_\_.

- Computed on full value of property conveyed, or  Computed on full value less value of liens or encumbrances remaining at time of sale,  
 Unincorporated area:  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation

hereby GRANT(s) to

Beni Amir, a married man as his sole and separate property.

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. ): 2176-026-903

### **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

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 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 real properties.

ALSO SUBJECT to property sold 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 seller has no obligation to correct any condition of the property, whether known before or after the date of sale.

This Grant Deed is made in accordance with the provisions of Council File No. 16-1318 and Ordinance Nos. 185192 and 185473 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 15<sup>th</sup> day of May, 2018

The City of Los Angeles, a municipal corporation

By: E.G.

Attest:

Holly L. Wolcott, City Clerk

Eric Garcetti, Mayor

By: \_\_\_\_\_



A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles }

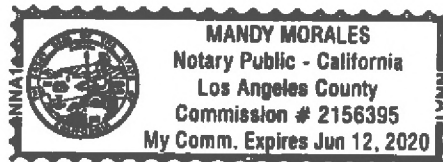
On May 15, 2018, before me, Mandy Morales, a Notary Public,

personally appeared Eric Garcetti,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mandy Morales (Seal)



The City of Los Angeles

JOB TITLE: 18817 West Edleen Drive  
Tarzana CA 91356  
APN: 2176-026-903  
Cadastral Map 168B121

To

Beni Amir, married man  
as his sole and separate property

Grant Deed

Approved as to Authority 5/3, 2018

By   
Tony M. Royster, Authorized Officer

Approved as to description 4.26- 2018

By   
Luisito Padua, Authorized Officer

General Services Department  
Real Estate Services Division

Approved 5-2, 2018

Michael N. Feuer, City Attorney

By   
Edward Young, Deputy City Attorney

Council File No. 16-1318



**EXHIBIT A**

**LEGAL DESCRIPTION**

Real property in the City of Tarzana, County of Los Angeles, State of California, described as follows:

LOT 35 OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722 PAGES 45 THROUGH 49 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT TO SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963 IN BOOK D2041 PAGE 88, OF OFFICIAL RECORDS.

APN: 2176-026-903

**RECORDING REQUESTED BY:**

First American Title Company

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

Cohen-Toren Living Trust  
Attn: Tamir Cohen  
19226 Briarfield Way  
Tarzana CA 91356

Order No. LGL - 5599628

**Grant Deed**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_ . CITY TAX \$ \_\_\_\_\_

Computed on full value of property conveyed, or  Computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area:  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation

hereby GRANT(s) to

Tamir Cohen and Dganit Toren, Trustees of the Cohen-Toren Living Trust, dated  
March 28, 2011

the following described real property in the County of Los Angeles, State of California (Assessor's  
Parcel No. ): 2176-026-902

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

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 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 real properties.

ALSO SUBJECT to property sold 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 seller has no obligation to correct any condition of the property, whether known before or after the date of sale.

This Grant Deed is made in accordance with the provisions of Council File No. 16-1318 and Ordinance Nos. 185192 and 185473 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 15<sup>th</sup> day of May, 2018

The City of Los Angeles, a municipal corporation


By: EG

Attest:

Holly L. Wolcott, City Clerk

Eric Garcetti, Mayor

By:

[Signature] 

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }

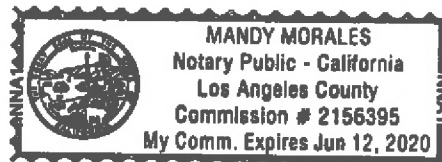
On May 15, 2018, before me, Mandy Morales, a Notary Public,

personally appeared Eric Garcetti, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mandy Morales (Seal)



The City of Los Angeles

JOB TITLE: 18821 West Edleen Drive  
Tarzana CA 91356  
APN: 2176-026-902  
Cadastral Map 168B121

To

Cohen-Toren Living Trust

Grant Deed

Approved as to Authority 5/3, 2018

By   
Tony M. Royster, Authorized Officer

Approved as to description 4.26. 2018

By   
Luisito Padua, Authorized Officer

General Services Department  
Real Estate Services Division

Approved 5-2, 2018

Michael N. Feuer, City Attorney

By   
Edward Young, Deputy City Attorney

Council File No. 16-1318

**EXHIBIT A**

**LEGAL DESCRIPTION**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 34, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO 26541, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 722 OF MAPS PAGE(S) 45 TO 49.

EXCEPT ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT TO SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963 IN BOOK D2041 PAGE 88, OF OFFICIAL RECORDS.

APN: 2176-026-902

ORDINANCE NO. 185192

An Ordinance determining that certain City-owned real properties are no longer required for the use of the City, and that the public interest or necessity requires the sale thereof, and ordering the sale thereof by oral bids 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 City Council of the City of Los Angeles hereby finds and determines that certain 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 approved by the Council and affixed to Council File No. 16-1318, which description is incorporated herein by reference; is no longer required for the use of the City and the public interest and necessity requires, and it is hereby ordered, that the parcel of 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 auction to be conducted in accordance with the provisions of Section 7.24 of said Code on or after **November 14, 2017 at 2:30p.m., in Room 350, Board of Public Works Hearing Room, 200 North Spring Street, Los Angeles, California 90012.** The minimum price, which will be accepted for said property is as follows:

**PLEASE REFER TO ORDINANCE EXHIBIT I – REAL PROPERTY AUCTION PARCELS**

Section 2. The sale of said parcel(s) shall except and reserve to 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.

Section 3. The sale(s) will further except and reserve to 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, reservations, easements, encroachments, rights, and rights of way of record or which are apparent from a visual inspection of the real property(ies), 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.

Section 4. The property(ies) offered for sale in this Ordinance is/are offered in an "AS IS" condition, and all bidders, by bidding on the property(ies), are, by such act, expressly agreeing to purchase the each of the property(ies) in an "AS IS" condition and without any warranty as to fitness for use, fitness for a particular use, or condition of the property(ies), and that the seller has no obligation to correct any condition of the property(ies), whether known before or after the date of the auction.

Section 5. The City Clerk is directed to publish the Notice of Sale for three 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 property 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.

Section 6. The General Manager of the Department of General Services of the City of Los Angeles is hereby authorized to confirm the sale(s) in an amount not less than the minimum bids herein specified,

subject to the right of the City Council to reject any and all bids and to withdraw the property(ies) from sale at any time up to, and including, the time the sale(s) is/are so confirmed.

Section 7. Following confirmation of the sale(s), the Mayor of the City of Los Angeles is 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.

Section 8. The Department of General Services, Real Estate Services Division, is authorized 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 the Department of General Services is authorized to deposit the proceeds, over and above the expenses of sale, into the proper accounts as provided by law. Expenses associated with the sale 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, and any associated site remediation costs.

Section 9. The successful bidder shall pay for all recording fees, documentary transfer taxes, one-half escrow fees, policy of title insurance, messenger service fees, broker's commission, if any, other real estate transaction taxes, fees or application, and 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 all these properties shall be a sole discretion of the City of Los Angeles. Parcels improved with a single-family home will be covered with a home warranty protection plan for one year at the City's expense from the date escrow closes with any service calls paid by the prospective buyer. Home warranty protection coverage information will be made available to the successful bidder, upon request, on or before close of escrow.

Section 10. Should no acceptable bids be received or should the sale not be completed for the property described in this Ordinance, the General Manager of the Department of General Services of the City of Los Angeles or his designee is hereby authorized to

- (a) re-offer said properties for sale pursuant to this Ordinance to the second highest bidder, and if 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 property(ies) authorized for sale under this Ordinance is/are sold or otherwise disposed.

The provisions of this section shall be effective until the expiration of this Ordinance authorization on the date that is five (5) years from the effective date of this Ordinance.


Section 11. 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 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 introduced at the meeting of the Council of the City of Los Angeles SEP 29 2017, and passed at its meeting of SEP 29 2017.


Approved as to Form and Legality:  
Michael N. Feuer, City Attorney

Holly L. Wolcott, City Clerk

By:   
Date: Sept 19, 2017

By:   
Date: 9/29/17

Council File No. 16-1318

 **OCT 03 2017**  
ERIC GARCETTI  
MAYOR



**EXHIBIT I – REAL PROPERTY AUCTION PARCELS**

**PARCEL NO. 1**

<u>Location:</u> 18801 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-900 CD 3	<u>Approximate Size</u> 20,700 +/- sq. ft.	<u>Zone</u> RA-1	<u>Minimum Bid</u> \$495,000.00
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**DESCRIPTION:**

LOTS 38 THROUGH 38, INCLUSIVE OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722 PAGES 45 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT OF SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963, IN BOOK D-2041 PAGE 88, OF OFFICIAL RECORDS.

**PARCEL NO. 2**

<u>Location:</u> 18807 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-905 CD 3	<u>Approximate Size</u> 18,200 +/- sq. ft.	<u>Zone</u> RA-1	<u>Minimum Bid</u> \$495,000.00
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**DESCRIPTION:**

LOTS 37 THROUGH 38, INCLUSIVE OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722 PAGES 45 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT OF SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963, IN BOOK D-2041 PAGE 88, OF OFFICIAL RECORDS.

**PARCEL NO. 3**

<u>Location:</u> 18813 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-901 CD 3	<u>Approximate Size</u> 18,400 +/- sq. ft.	<u>Zone</u> RA-1	<u>Minimum Bid</u> \$495,000.00
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**DESCRIPTION:**

LOTS 36 THROUGH 38, INCLUSIVE OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES,

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722 PAGES 45 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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**PARCEL NO. 4**

<u>Location:</u>	<u>Approximate Size</u>	<u>Zone</u>	<u>Minimum Bid</u>
18817 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-903 CD 3	19,100 +/- sq. ft.	RA-1	\$495,000.00

**DESCRIPTION:**

LOTS 35 THROUGH 38, INCLUSIVE OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722 PAGES 45 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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**PARCEL NO. 5**

<u>Location:</u>	<u>Approximate Size</u>	<u>Zone</u>	<u>Minimum Bid</u>
18821 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-902 CD 3	19,000 +/- sq. ft.	RA-1	\$495,000.00

**DESCRIPTION:**

LOTS 34 THROUGH 38, INCLUSIVE OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722 PAGES 45 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT OF SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963, IN BOOK D-2041 PAGE 88, OF OFFICIAL RECORDS.

**ORDINANCE NO. 185473**

An ordinance amending previously-passed Ordinance No. 185192 ("Original Ordinance") in order to correct certain scrivener's errors contained in the Original Ordinance.

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

Section 1. The Original Ordinance, which was passed by the Council of the City of Los Angeles on September 29, 2017, and can be found in Council File No. 16-1318, relates to the sale, through public auction, of certain real properties owned by the City of Los Angeles that are no longer required for the use of the City. The auction was held on November 14, 2017. The Council of the City of Los Angeles hereby finds and determines that Exhibit I (Real Property Auction Parcels) of the Original Ordinance contains certain scrivener's errors relating to the legal description of the properties (specifically, references to lot numbers). The assessor's parcel number, street address, and approximate size of each parcel were correctly specified in the said Exhibit I.

Sec. 2. Exhibit I (Real Property Auction Parcels) attached to the Original Ordinance is hereby deleted in its entirety and replaced with Exhibit A attached hereto. Additionally, all other references in the Original Ordinance to the description of the auction properties shall be references to the description of the auction properties set forth in Exhibit A attached hereto. Except as specifically set forth in this ordinance, the Original Ordinance shall remain unmodified and in full force and effect.

Sec. 3. 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 at to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
EDWARD YOUNG  
Deputy City Attorney

Date: 2 - 5 - 2018

File No. CF 16-1318


m:\real\_prop\_env\_land use\real property\_environment\ordinances\18-02280\18-02280 final.doc

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles on March 9, 2018, and was passed at its meeting of March 20, 2018.

CITY CLERK

MAYOR

  
Ordinance Passed

  
Approved

03/20/2018

03/21/2018

Published Date: 03/26/2018  
Ordinance Effective Date: 04/21/2018<sup>2</sup>  
Council File No.: 16-1318

**EXHIBIT A – REAL PROPERTY AUCTION PARCELS**

**PARCEL NO. 1**

<u>Location:</u> 18801 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-900 CD 3	<u>Approximate Size</u> 20,700 +/- sq. ft.	<u>Zone</u> RA-1	<u>Minimum Bid</u> \$495,000.00
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**DESCRIPTION:**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 38, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 26541, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 722 OF MAPS PAGE(S) 45 TO 49.

EXCEPT ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITH NO RIGHT TO SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT, INC., A DELAWARE CORPORATION, IN DEED RECORDED MAY 24, 1963 IN BOOK D2041 PAGE 88, OF OFFICIAL RECORDS.

**PARCEL NO. 2**

<u>Location:</u> 18807 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-905 CD 3	<u>Approximate Size</u> 18,200 +/- sq. ft.	<u>Zone</u> RA-1	<u>Minimum Bid</u> \$495,000.00
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**DESCRIPTION:**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 37, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 26541, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 722 OF MAPS PAGE(S) 45 TO 49.

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**PARCEL NO. 3**

<u>Location:</u>	<u>Approximate Size</u>	<u>Zone</u>	<u>Minimum Bid</u>
18813 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-901 CD 3	18,400 +/- sq. ft.	RA-1	\$495,000.00

**DESCRIPTION:**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 36, OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722, PAGES 45 THROUGH 49, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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**PARCEL NO. 4**

<u>Location:</u>	<u>Approximate Size</u>	<u>Zone</u>	<u>Minimum Bid</u>
18817 W. Edleen Dr. Tarzana, CA 91356 APN: 2176-026-903 CD 3	19,100 +/- sq. ft.	RA-1	\$495,000.00

**DESCRIPTION:**

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 35 OF TRACT NO. 26541, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 722 PAGES 45 THROUGH 49 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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**PARCEL NO. 5**

Location:

18821 W. Edleen Dr.  
Tarzana, CA 91356  
APN: 2176-026-902  
CD 3

Approximate Size

19,000 +/- sq. ft.

Zone

RA-1

Minimum Bid

\$495,000.00

DESCRIPTION:

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

LOT 34, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO 26541, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 722 OF MAPS PAGE(S) 45 TO 49.

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TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

# City of Los Angeles

CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

September 20, 2017

Honorable Councilmembers  
City of Los Angeles  
C/O City Clerk  
Room 395, City Hall  
Los Angeles, CA 90012

## **PROPOSAL TO SELL FIVE SURPLUS CITY-OWNED PROPERTIES AT PUBLIC AUCTION – CD 3**

### **SUMMARY**

The Department of General Services (GSD), Real Estate Division (RES) proposes to sell at public auction five surplus City-owned properties located in Council District 3. This property is more fully described in the attached Ordinance and Notice of Sale.

A Class "A" appraisal to determine the estimated fair market value of the properties was provided by a GSD contract appraiser. Based on this estimate of value, a minimum opening bid for the five parcels was established as set forth on the attached Ordinance and Notice of Sale, in order to encourage competitive bidding.

The initial Council Motion, dated November 11, 2016, declared the properties as Surplus Property, requested a Class A appraisal of the properties and directed GSD to prepare documents for the potential sale of the properties. On December 14, 2016 a report for a transfer of funds to Public Works, Bureau of Engineering for Geotechnical Evaluation Reports of the properties was adopted by Council. The Geotechnical Evaluation Reports were completed on August 22, 2017.

### **PROPERTY DESCRIPTION**

Parcel 1 is a vacant lot, located at 18801 W. Edleen Drive, with an approximate lot size of 20,700 square feet.

Parcel 2 is a vacant lot, located at 18807 W. Edleen Drive, with an approximate lot size of 18,200 square feet.

Parcel 3 is a vacant lot, located at 18813 W. Edleen Drive, with an approximate lot size of 18,400 square feet.

Parcel 4 is a vacant lot, located at 18817 W. Edleen Drive, with an approximate lot size of 19,100 square feet.



feet.

Parcel 5 is a vacant lot, located at 18821 W. Edleen Drive, with an approximate lot size of 19,000 square feet.

## **BACKGROUND**

The established City procedures for selling surplus property requires the property be offered to the appropriate governmental agencies for park and recreation purposes, open space, or for low-income housing purposes. Six empty parcels were initially identified in a Motion submitted on November 22, 2016. One objection from the Santa Monica Mountains Conservancy (SMMC) was received to the sale of the empty parcel, located at 18825 W. Edleen Drive, and the request was made for the City to sell the parcel to SMMC through the Direct Sales process. No other objections were received from the notified agencies during the specified 60-day waiting period.

A Public Works, Bureau of Engineering (BOE) report submitted and approved by the City Council on December 14, 2016, directed the transfer of funds for the geotechnical evaluation of the W. Edleen Drive parcels. The geotechnical reports were completed on August 22, 2017 and will be made available as disclosures to any potential bidders of the properties.

The Bureau of Engineering (BOE), Survey Section, provided the legal descriptions of the properties, and any reservation or exception of portions of the real property for easements or rights required by the City were retained. The City Planning Department was also notified of the sale and concurred with the proposal to sell the properties or waived its response rights to comment on the sales.

The Councilmember in whose district the properties are located has been notified of the proposed sales and concurs in the sale of the properties.

The sales are all cash sales with the City requiring, prior to the commencement of the bidding, a 10 percent deposit or \$10,000, whichever is less, on each property based on the established minimum opening bid. The successful bidder/bidders (buyer/buyers) must deposit within 10 working days from the date of the auction an additional deposit to make the total deposit held by the City equal to 10 percent of the purchase price per property. Any property that fails to close escrow will be offered to the second, then third, and finally to the fourth highest bidder upon the same terms and conditions specified in the Ordinance and Notice of Sale.

The properties are sold AS IS, and prospective buyers will be advised that some of the properties are subject to certain governmental and/or regulatory requirements including the Hillside Ordinance in the Zoning Code of the Department of Building and Safety, the City's Coastal policies and requirements of the State Coastal Commission. They will also be provided with additional real estate disclosures as required by law. Each sale transaction will also be subject to covenants, conditions, restrictions, reservations, encroachments, easements, rights, and rights of way of record or which are apparent from a visual inspection of the properties.

The prospective buyer(s) shall pay all recording fees, documentary transfer taxes, one-half of escrow fees, policy of title insurance, messenger service fees, broker's commission, if any, other real estate transaction taxes, fees, or application, and personal property taxes where applicable. The successful bidder(s) will also be responsible for a survey of the property at his/her expense. The buyer(s) have three months to close the sale after the date of notification confirming the sale. However, if payment is deferred for more than two months after the notice confirming the sale, interest at one percent (1 percent) per month or fraction thereof shall be charged for each month or fraction thereof in excess of two months.

**NET PROCEEDS OF SALE**

The proceeds of the sales, after deducting the cost of escrow and other associated sale costs, will be deposited 50 percent to the General Fund and 50 percent to CD 3 Real Property Trust Fund.

**FISCAL IMPACT STATEMENT**

The sale of the properties will generate a one-time gross revenue to the City of approximately \$2.5 million based on the minimum bid set for the parcels, prior to the payment of the costs of sale. The net proceeds will be deposited in the appropriate accounts as provided by law. The sales will eliminate the need for continued maintenance of the properties. In addition, it will return the properties to the County tax rolls and will generate annual revenues from the payment of property taxes.

**RECOMMENDATION**

That the City Council:

1. Approve the Motion set forth on November 22, 2016, declaring the City-owned parcels at 18801, 18807, 18813, 18817 and 18821 as surplus assets to be prepared for sale at public auction.
2. Determine that the real properties, as described on the enclosed draft Ordinance and Notice of Sale, are no longer required for the use of the City and that the public interest or necessity require their sale;
3. Adopt the proposed Ordinance and Notice of Sale establishing the proposed minimum bid as set forth in said Ordinance and Notice of Sale;
3. Instruct the Department of General Services, Real Estate Services Division to complete the transaction as outlined in the Ordinance and Notice of Sale and deposit the net proceeds of the sale into the appropriate account(s) as provided by law.

Should you need additional information, please contact David Roberts at (213) 922-8546.



Tony M. Royster  
General Manager

Enclosures