

ORDINANCE NO. 185992

An Ordinance authorizing and providing for the sale of certain City-owned real property that is no longer required for the use by the City, without notice of sale or advertisement for bids, to SCHAEFER IRREVOCABLE TRUST, or its nominees or lawful successors in interest, for the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (160,000.00).

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

Section 1. The Council of the City of Los Angeles hereby finds and determines that public interest requires a sale, without notice of sale or advertisement for bids, to SCHAEFER IRREVOCABLE TRUST, or its nominees or lawful successors in interest, of that certain real property owned by the City of Los Angeles and located at the address and/or location set forth hereinafter, which real property is no longer required for the use by the City, and that competitive bidding for the sale for such real property would not be desirable or compatible with the City's interest. It is hereby ordered that such real property be sold, pursuant to certain conditions hereinafter set forth and without notice of sale or advertisement for bids, to SCHAEFER IRREVOCABLE TRUST, or its nominees or lawful successors in interest, for the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (160,000.00) in accordance with the provisions of Section 385 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code.

<u>Location:</u>	Runnymede Street Van Nuys, CA 91405
<u>APN:</u>	2215-019-901 & 2215-017-903
<u>Legal Description:</u>	See Exhibit "A"

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

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

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

Sec. 2. The Mayor of the City of Los Angeles, in the name of and on behalf of said City, is hereby authorized and directed to execute a Grant Deed to the said real property described in Section 1 of this Ordinance to SCHAEFER IRREVOCABLE TRUST, or its nominees or lawful successors; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec. 3. The Department of General Services, Real Estate Services Division, is authorized to open escrow, deliver deeds, and process and execute all necessary documents to effectuate this sale, and the Chief Accounting Employee of the Department of General Services is authorized to deposit the proceeds, over and above the expenses, ½ (one half) into Council District 2 Real Property Trust Fund 684 and ½ (one half) into General Fund No. 100, Department No. 40, Revenue Source No. 5141. The purchaser shall pay ½ (one half) escrow fees and pay all incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer fees, title insurance fees, escrow fees, personal property taxes where applicable, and any other real estate transaction taxes. Purchaser, at its own expense, may obtain any desired survey of the property.

EXHIBIT "A"

APN: 2215-019-901 & 2215-017-903

ADDRESS: Runnymede Street, Van Nuys, CA 91405

LEGAL DESCRIPTION

PARCEL 1:

All of Lot 6 of Tract No. 24163, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 677 Page 84 of Maps in the office of the County Recorder of said county.

EXCEPT therefrom the East 70.00 feet.

PARCEL 2:

The North 25.00 feet of the South 310.00 feet of the East 264.00 of the West 792.00 feet of Lot 217 of Tract No. 1000, in said city as per map recorded in Book 19, Page 4 of Maps in said County Recorder's office.

EXCEPT therefrom the East 70.00 feet.

RESERVING unto the City of Los Angeles for public street and utility easement purposes the whole said Parcel 1 and the North 10.00 feet of said Parcel 2.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

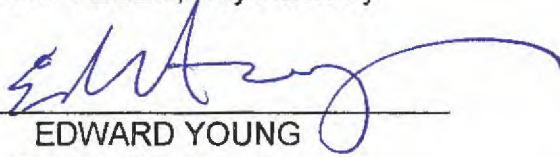


Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By



EDWARD YOUNG
Deputy City Attorney

Date

10-18-18

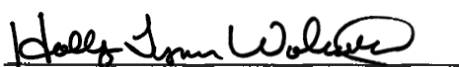
File No. CF No. 17-1008

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I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR



Ordinance Passed 02/05/2019

Approved 02/06/2019


Ordinance Effective Date: 02/24/2019
Council File No.: 17-1008

DECLARATION OF POSTING ORDINANCE

I, Ottavia Smith state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 185992 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 02/05/2019, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on 02/14/2019 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.



Deputy Clerk

Date: 02/14/2019

Ordinance Effective Date: 02/24/2019

Council File No.: 17-1008