

ORDINANCE NO. _____

An ordinance of the City of Los Angeles ("City") authorizing and providing for the sale of a certain City-owned real property that is no longer required for use by the City, and the public interest or necessity requires the sale thereof without calling for bids, to the Housing Authority of the City of Los Angeles ("HACLA") for the sum of SIX HUNDRED AND THIRTY THOUSAND DOLLARS (\$630,000).

**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 certain real property owned by the City and located at the address and/or location set forth hereinafter, is no longer required for the use of the City and that the public interest, convenience and necessity require the sale. 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 HACLA for the sum of SIX HUNDRED THIRTY THOUSAND DOLLARS (\$630,000) 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.

Location:

- 501 N. Mesa Street, Los Angeles, CA 90731, APN 7449-002-900.

Legal Description:

That certain property described and depicted in *Exhibit "A"* hereto;

EXCEPTING AND RESERVING unto the City all oil, gas, water, and mineral rights now vested in the City 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 property(ies), and excepting and reserving to the City any interest in the fee to the adjacent street(s) which would otherwise pass with the conveyance of the above described parcel(s) of land.

ALSO SUBJECT to sale, in "as-is 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.

FURTHER SUBJECT to the condition that the said property will be used by HACLA for affordable housing purposes.

Sec. 2. The Mayor of the City of Los Angeles in the name of and on behalf of the City is hereby authorized and directed to execute a grant deed conveying said City parcel described in Section 1 of this ordinance to HACLA; The City Clerk of the 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 title and escrows, issue title transfer instructions/escrow, and/or deliver the grant deed, process and execute all necessary documents to effectuate this sale, 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 Council District 15's Real Property Trust Fund Number 697, Department 14, Revenue Source No. 5141 and into General Fund Number 100, Department 40, Revenue Source 5141 in equal amounts. The purchaser, HACLA, shall pay 1/2 (one-half) of 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 his own expense, may obtain any desired survey of the property.

Sec. 4. This ordinance shall be operative upon publication pursuant to Charter Section 252(j).

Sec. 5. 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 June 23, 2021

File No. 12-1549-S13

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____