

ORDINANCE NO. _____

An Ordinance of the City of Los Angeles authorizing and providing for the transfer of certain real property, located at 3400 & 3402 CAHUENGA BOULEVARD, to NBCUNIVERSAL MEDIA, LLC, a Delaware limited liability company, who is to pay for the City's cost of acquiring the property in connection with the NBC Universal Evolution Plan Project.

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

Sec. 1. The Council of the City of Los Angeles hereby finds and determines that public interest would be best served by a direct transfer to NBCUNIVERSAL MEDIA, LLC, of that certain real property to be acquired by the City of Los Angeles and located at the address and/or location set forth hereinafter, and that competitive bidding for the sale of such real property would not be practicable. It is hereby ordered that such real property be transferred, pursuant to certain conditions hereinafter set forth, and without notice of sale or advertisement for bids, to NBCUNIVERSAL MEDIA, LLC, at a purchase price of zero dollars and zero cents.

Location:

3400 & 3402 CAHUENGA BOULEVARD, CITY OF LOS ANGELES, CA 90068

Legal Description:

Please see the attached "Exhibit A"

SUBJECT TO transfer in "AS IS" condition, and transferee receiving the City-owned property, by such act, expressly agreeing to receive the property 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 City has no obligation to correct any condition of the property, whether known before or after the date of the transfer.

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 Quitclaim Deed to the said real property described in Section 1 of this Ordinance, conveying title to NBCUNIVERSAL MEDIA, LLC, or its nominees or lawful successors in interest thereof; 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 all necessary documents to effectuate this transfer. The transferee, NBCUNIVERSAL MEDIA, LLC, shall pay escrow and incidental costs associated with this property transfer 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. Transferee, at its own expense, may obtain any desired survey of the property.

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 (10) 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, Interim City Clerk

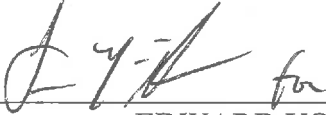
By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  for _____
EDWARD YOUNG
Deputy City Attorney

Date 6/12/14

File No. CF 12-1657-S4

EXHIBIT "A"

PARCEL 1:

PARCEL "C" IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP L.A. NO. 5343, FILED IN BOOK 172 PAGES 5 AND 6 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

PARCEL "B" IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP L.A. NO. 5343, FILED IN BOOK 172 PAGES 5 AND 6 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHEASTERLY 8.25 FEET.

END OF LEGAL DESCRIPTION