

ORDINANCE NO. _____

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 MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ("MRCA") for the sum of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00).

**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 MRCA 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 possible or practicable. 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 MRCA for the sum of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00) 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>	18825 W. Edleen Drive Tarzana, CA 91356
<u>APN:</u>	2176-026-904
<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.

FURTHER SUBJECT TO a covenant that MRCA shall maintain the property as open space in perpetuity, which covenant may be imposed through the Grant Deed mentioned below.

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 MRCA; 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 3 Real Property Trust Fund 685 and ½ (one-half) into General Fund No. 100, Department No. 40, Revenue Source No. 5141. The purchaser shall pay all 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

LOT 33 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](#) TO 49 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

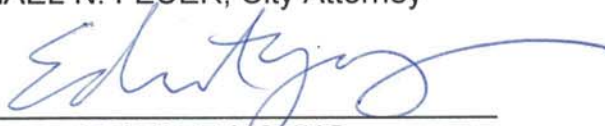
EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER THAT PORTION OF LOT 1 NOT WITHIN THE LINES OF LOT 72 OF TRACT NO. 2605, BELOW A DEPTH OF 500 FEET, WITH NO RIGHT TO SURFACE ENTRY THEREON, TOGETHER WITH ONE-HALF OF ALL RIGHTS ISSUES AND PROFITS THEREFROM, AS RESERVED BY WALLACE INVESTMENT INC., A DELAWARE CORPORATION IN DEED RECORDED MAY 24, 1963 IN [BOOK D-2041](#) [PAGE 88](#) OF OFFICIAL RECORDS.

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

6-17-20

File No. 16-1318-S1

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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 _____