

ORDINANCE NO. _____

An ordinance authorizing and providing for the private exchange of City-owned real properties, which are no longer required for use by the City, and for which the public interest and necessity require the private exchange thereof without notice of sale or advertisement for bids, to Haha, Inc. for its privately-owned properties.

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

Section 1. The City Council of the City of Los Angeles hereby approves, ratifies and makes the findings and authorizations set forth in Resolution No. _____ (Resolution) adopted by the Board of Airport Commissioners (the Board) of Los Angeles World Airports (LAWA).

Sec. 2. The City Council finds and determines that:

- a. LAWA is a proprietary department of the City of Los Angeles, a charter city and municipal corporation.
- b. Pursuant to Section 385 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code, the real property owned by LAWA, consisting of portions of that certain real property located at (a) 9224 South Aviation Boulevard, Los Angeles, California, identified by APN 4128-002-910; (b) 5535 W. 93rd Street, Los Angeles, California, identified by APN 4128-002-907; (c) 5529-5531 West 93rd Street, Los Angeles, California, identified by APN 4128-002-911; (d) 5523 West 93rd Street, Los Angeles, California, identified by APN 4128-002-904, and (e) a portion or portions of the to be vacated alleyway located immediately south of the Haha Property, as defined below, and immediately north of and adjacent to the real property described in provisions (a), (b), (c) and (d) above, each of which portions are legally and more particularly described on Exhibit C (the "LAWA Property"), are no longer required for use of the City.
- c. Pursuant to Los Angeles Administrative Code Section 7.27, the public interest and necessity require the private exchange of the LAWA Property with property owned by Haha, Inc. consisting of (a) a permanent street easement over a portion of that certain real property located at 9200 South Aviation Boulevard, Los Angeles, California, identified by APN 4128-002-015 and legally and more particularly described in Exhibit A and (b) a temporary construction easement or easements over portions of that certain real property located at 9200 South Aviation Boulevard, Los Angeles, California,

identified by APN 4128-002-015 having terms of forty-eight (48) months, twelve (12) months, and six (6) months, and legally and more particularly described in Exhibit B, including Exhibit B1, Exhibit B2, Exhibit C1, Exhibit C2, Exhibit D1, and Exhibit D2 (the "HAHA Property").

- d. Pursuant to Los Angeles Administrative Code Section 7.30, the City of Los Angeles excepts and reserves from the LAWA Property all oil, gas, water and mineral rights without, however, the right to surface for the extraction of said oil, gas, water or minerals and subject to covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, and makes the private exchange subject to any rights-of-way which may be apparent if a visual inspection is made of said real property, provided that particular covenants, conditions, restrictions, easements, reservations, rights and rights-of-way, which are owned by the City of Los Angeles, may be released and relinquished if it is found that they are no longer required for the use of the City.
- e. The private exchange is in substantial conformance with the purposes, intent, and provisions of the General Plan pursuant to Los Angeles Charter Sections 556 and 558.

Sec. 3. The Chief Executive Officer of LAWA is hereby authorized to execute the deeds, contract, and any other instrument necessary to effect the exchange of the LAWA Property with the HAHA Property upon the terms and conditions herein and under the Real Property Exchange Agreement. The City Clerk is authorized to attest thereto and to affix the City Seal to the deed(s).

Sec. 4. LAWA is authorized and empowered to open title and escrow, issue title transfer instructions/escrow, and/or deliver the grant deed, and otherwise complete the transaction.