

**ORDINANCE NO. \_\_\_\_\_**

An ordinance of the City of Los Angeles ("City") authorizing and providing for the transfer of certain City-owned real property located within the Porter Ranch area to Porter Ranch Development Co. ("PRDC"), in exchange for City's receipt of certain PRDC-owned real property located in the same area.

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

Section 1. In addition to affirming those findings and determinations contained in Resolution 10414 of the Board of Recreation and Park Commissioners of the City of Los Angeles ("Board"), adopted by the Board on July 9, 2014, and approved by City Council on August 29, 2014, as well as Report No. 14-195 of the General Manager of the Department of Recreation and Parks to the Board, approved by the Board on July 9, 2014, all of which are in City Council File No. 14-1086, the Council of the City of Los Angeles hereby finds and determines the following: (i) that certain City-owned real property ("City Property") described and shown in *Exhibit 1* attached hereto, which property consists approximately 3.99 acres, is unsuitable for use as a public park and not required for any other use of the City, (ii) City desires to acquire, for its use for park purposes, that certain PRDC-owned real property ("PRDC Property") described and shown in *Exhibit 2* attached hereto, which property consists approximately 5.77 acres and is located nearby the City Property, (iii) City desires to transfer the City Property to PRDC in exchange for City's receipt of the PRDC Property, (iv) competitive bidding for such property exchange would not be practicable because PRDC is the current owner of the PRDC Property, and (v) public interest requires the above-mentioned exchange of properties without notice of sale or advertisement for bids. It is hereby ordered that the City Property be transferred to PRDC, pursuant to certain conditions set forth herein and without notice of sale or advertisement for bids, in exchange for City's receipt of the PRDC Property. Immediately upon City's acquisition of the PRDC Property, the PRDC Property shall be dedicated solely for public park purposes and transferred to the jurisdiction of the Board.

Sec. 2. The transfer of the City Property to PRDC shall be subject to: (i) reservation, unto the City of Los Angeles, of 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, (ii) covenants, conditions, restrictions, encroachments, reservations, easements, rights and rights-of-way of record or which are apparent from a visual inspection of the real property, (iii) reservation, unto the City of Los Angeles, of any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcel of land, and (iv) transfer in "AS IS" condition and transferee receiving the City Property, by such act, expressly agreeing to accept such 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 sale.

Sec. 3. 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 City Property, conveying title to PRDC, or it's 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. 4. The Department of General Services, Real Estate Services Division, is authorized to open escrow, deliver deeds, and process all necessary documents to effectuate this property exchange. PRDC shall pay for all escrow and incidental costs associated with this property exchange 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. PRDC, at its own expense, may obtain any desired survey of the City Property.

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 (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. In accordance with City Charter Section 252, this ordinance shall take effect upon publication.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality  
MICHAEL N. FEUER, City Attorney

By \_\_\_\_\_  
EDWARD YOUNG  
Deputy City Attorney

Date \_\_\_\_\_

File No. 14-1086

**Exhibit 1**

**(Legal Description and Depiction of City Property)**

[please see attached]

**LEGAL DESCRIPTION**

In the City of Los Angeles, County of Los Angeles, State of California, being a Parcels 18, 19, 20, 21, 22 and 23 as described in the Grant Deed recorded March 29, 1968 as Instrument No. 1135, in Book D3954, Page 626 of Official Records in the office of the County Recorder of said county.

As shown on Exhibit "B", attached hereto and by this reference made a part hereof.



Robert L. Wheeler IV, L.S. 8639

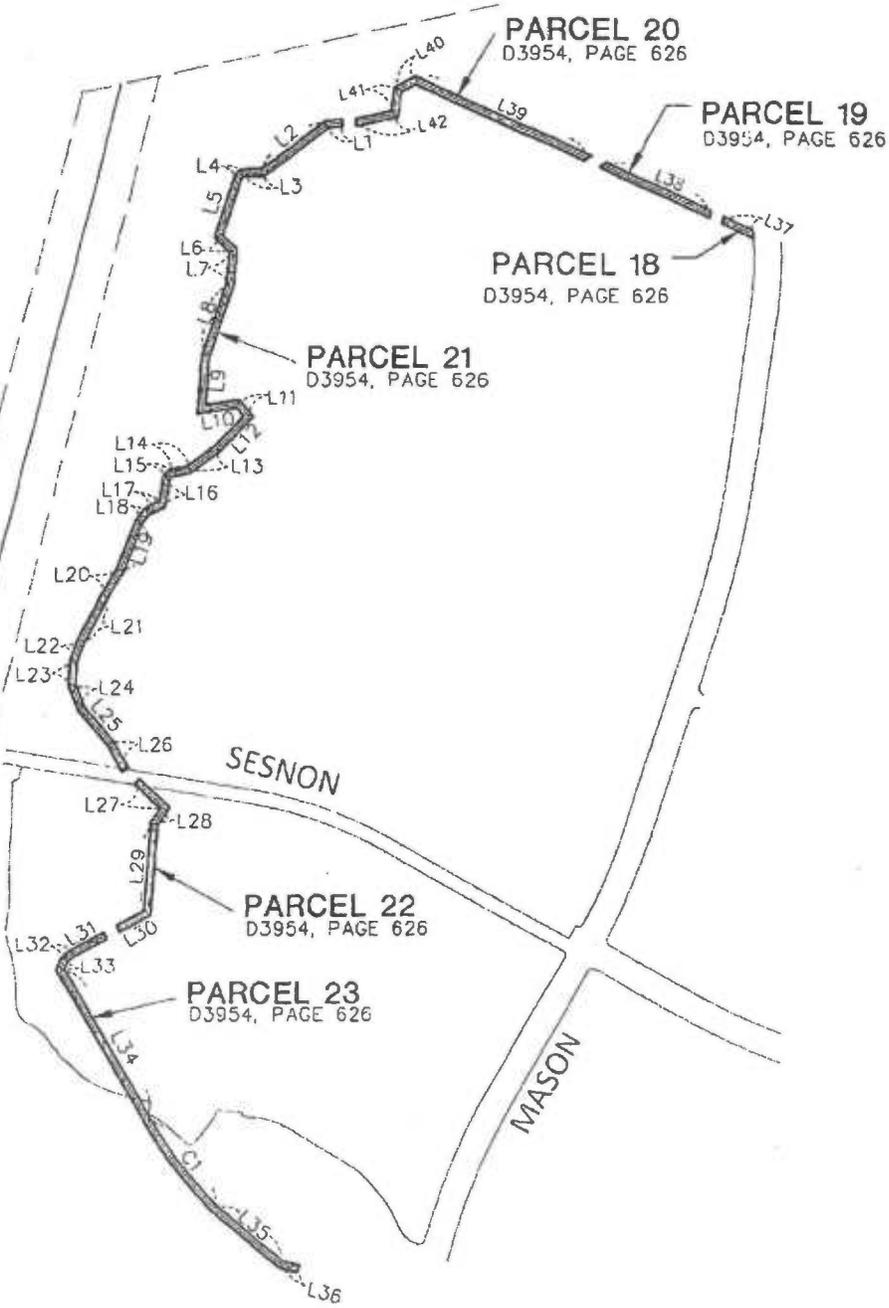
Date: \_\_\_\_\_



October 29, 2013  
WO No. 22-50507A  
Page 1 of 1  
H&A Legal No. 8165  
By: R. Wheeler  
Checked By: L. Gaston

# EXHIBIT "B"

Sketch to Accompany Legal Description



SEE SHEET 2 FOR DATA TABLES



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CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 10/23/13	REV DATE: -----	DWG By: R. JESUS	CR'D By: R. WHEELER	SCALE: 1" = 600'	W.O. 22-50507A
FILE: I:\porter_ranch\LD\8165\SH01.dwg				H&A LEGAL No. 8165	SHEET 1 OF 2

# EXHIBIT "B"

Sketch to Accompany Legal Description

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°49'20"W	55.88'
L2	S53°24'23"W	290.20'
L3	S87°40'43"W	74.08'
L4	S43°15'51"W	23.34'
L5	S17°02'45"W	221.74'
L6	S47°46'45"E	72.92'
L7	S03°04'10"W	124.49'
L8	S17°23'27"W	277.69'
L9	S03°51'13"W	193.44'
L10	N80°28'00"E	132.83'
L11	S41°00'33"E	60.96'
L12	S43°28'45"W	159.86'
L13	S52°30'44"W	129.81'
L14	S82°07'00"W	65.62'
L15	S40°21'32"W	26.25'
L16	S09°04'00"W	95.19'
L17	S64°47'56"W	56.36'
L18	S40°36'05"W	55.32'
L19	S19°36'44"W	184.72'
L20	S31°03'15"W	108.56'
L21	S27°15'19"W	185.61'
L22	S18°54'16"W	77.16'
L23	S01°53'17"W	91.05'
L24	S22°22'48"E	91.92'
L25	S40°57'02"E	160.21'
L26	S30°26'07"E	111.83'
L27	S48°35'50"E	140.64'
L28	S33°35'03"W	69.89'
L29	S03°43'12"W	323.68'
L30	S61°20'10"W	120.32'
L31	S61°20'10"W	138.00'
L32	S49°46'04"W	35.00'
L33	S22°13'30"W	39.17'
L34	S30°40'59"E	633.00'
L35	S50°32'49"E	317.91'
L36	S74°21'28"E	66.79'
L37	N66°09'32"W	124.31'
L38	N66°09'32"W	431.18'
L39	N66°09'32"W	685.39'
L40	S60°14'49"W	70.79'
L41	S05°50'22"W	88.46'
L42	S77°41'55"W	145.52'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°24'31"	1737.50'	406.62'



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CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 10/29/13	REV. DATE: -----	DWG By: R. JESUS	CR'D By: R. WHEELER	SCALE: NTS	W.O. 22-50507A
FILE: I:\porter ranch\LD\8165\SHT01.dwg			H&A LEGAL No. 8165		SHEET 2 OF 2

**Exhibit 2**

**(Legal Description and Depiction of PRDC Property)**

[please see attached]

### LEGAL DESCRIPTION

In the City of Los Angeles, County of Los Angeles, State of California, being that portion of Rancho Ex-Mission De San Fernando, as per a map recorded in Book 1, Pages 605 and 606 of Patents, in the office of the County Recorder of said County, described as follows:

**Beginning** at the northerly terminus of that certain course in the easterly boundary of Parcel 11 as described in the Grant Deed recorded March 29, 1968 in Book D3954, Page 626 of Official Records in the office of the County Recorder of said county described in said deed as "North 2°56'00" East 957.91 feet"; thence along said easterly boundary South 2°56'00" West 98.00 feet; thence South 87°04'00" East 100.00 feet to the southwesterly corner of Parcel 13 as described in said Grant Deed; thence along the westerly line of said Parcel 13 the following five (5) courses:

1. North 2°56'00" East 98.00 feet to a curve concave easterly having a radius of 1450.00 feet,
2. northerly 537.36 feet along said curve through a central angle of 21°14'00",
3. North 24°10'00" East 851.93 feet to a curve concave westerly having a radius of 1550.00 feet,
4. northerly 125.79 feet along said curve through a central angle of 4°39'00" and
5. North 19°31'00" East 618.50 feet;

Thence North 83°46'35" East 156.64 feet; thence North 43°34'09" West 259.91 feet to a point on the westerly boundary of Parcel 12 of said Grant Deed, being a non-tangent curve concave easterly having a radius of 1850.00 feet, a radial line to the beginning of said curve bears North 64°43'23" West; thence along said westerly line the following six (6) courses:

1. southerly 185.99 feet along said curve through a central angle of 5°45'37",
2. South 19°31'00" West 618.50 feet to a curve concave westerly having a radius of 1450.00 feet
3. southerly 117.68 feet along said curve through a central angle of 4°39'00",
4. South 24°10'00" West 851.93 feet to a curve concave easterly having a radius of 1550.00 feet,

March 8, 2013  
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By: R. Wheeler  
Checked By: R. Beuschlein

**LEGAL DESCRIPTION**

5. southerly 118.12 feet along said curve through a central angle of 4°21'59" to a reverse curve concave northwesterly having a radius of 20.00 feet and
6. southwesterly 30.78 feet along said curve through a central angle of 88°10'30" to a line which bears North 17°58'31" East 60.00 feet from the southeasterly terminus of that certain course in said Parcel 11 described in said Grant Deed as "North 72°01'29" West 23.94 feet";

thence non-tangent from said curve South 17°58'31" West 60.00 feet to the boundary of said Parcel 11, being the beginning of a non-tangent curve concave southwesterly having a radius of 20.00 feet, a radial line to the beginning of said curve bears North 17°58'31" East; thence along said boundary the following courses:

1. southeasterly 30.78 feet along said curve through a central angle of 88°10'30" to a reverse curve concave easterly having a radius of 1550.00 feet,
2. southerly 357.55 feet along said curve through a central angle of 13°13'01" to the **Point of Beginning.**

Containing an area of 5.778 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

  
Robert L. Wheeler IV, L.S. 8639  
Date: 03/11/13



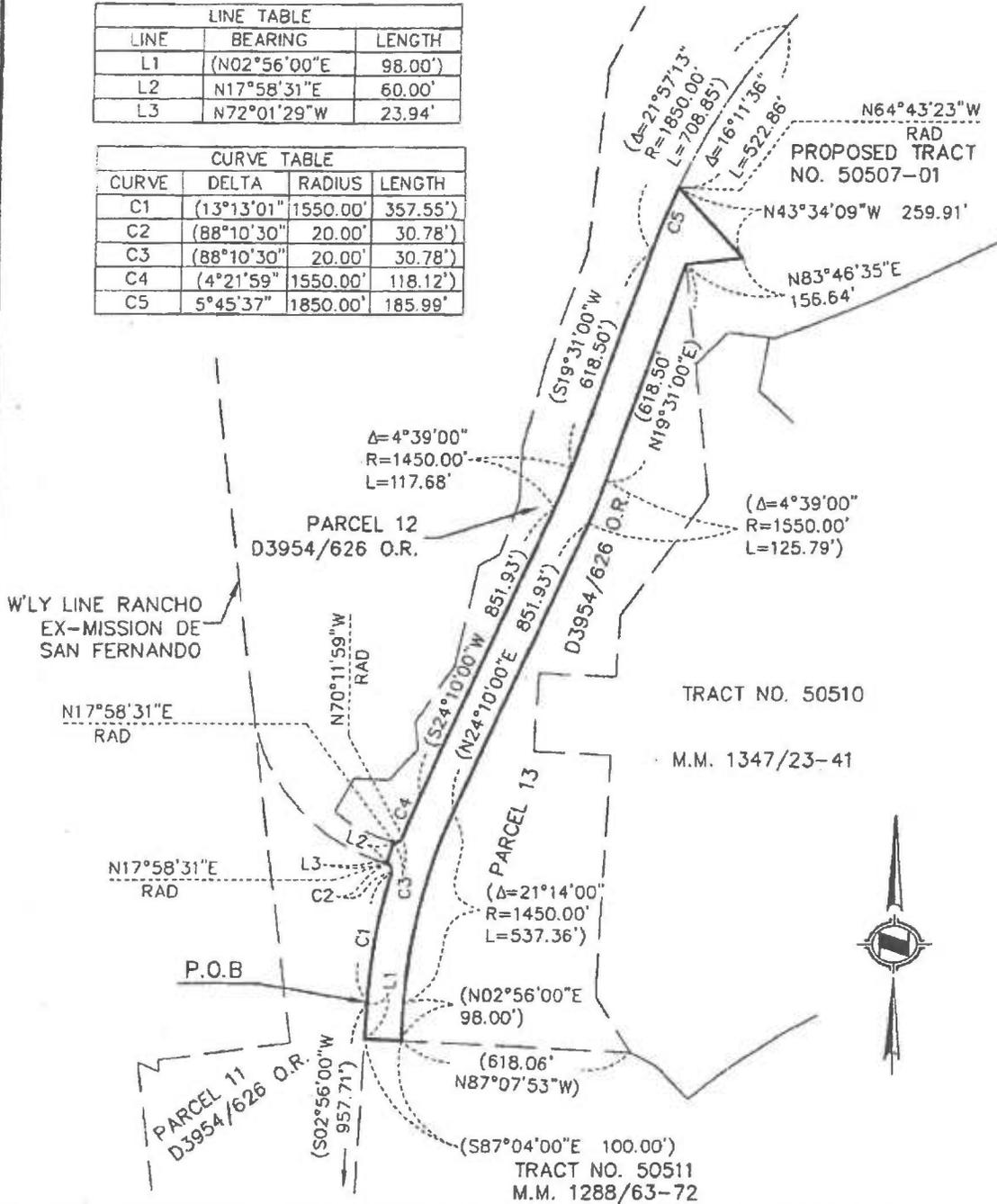
March 8, 2013  
WO No. 22-50507  
Page 2 of 2  
H&A Legal No. 8027  
By: R. Wheeler  
Checked By: R. Beuschlein

# EXHIBIT "B"

Sketch to Accompany Legal Description

LINE TABLE		
LINE	BEARING	LENGTH
L1	(N02°56'00"E	98.00')
L2	(N17°58'31"E	60.00')
L3	(N72°01'29"W	23.94'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	(13°13'01"	1550.00'	357.55')
C2	(88°10'30"	20.00'	30.78')
C3	(88°10'30"	20.00'	30.78')
C4	(4°21'59"	1550.00'	118.12')
C5	(5°45'37"	1850.00'	185.99')



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## EXHIBIT "B"

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 03/08/13	REV DATE: -----	DWG By: R. WHEELER	CK'd By: R. BEUSCHLEIN	SCALE: 1" = 400'	W.O. 22-50507
FILE: I:\porter ranch\LD\8027\SHTO1.dwg				H&A LEGAL No. 8027	SHEET 1 OF 1