


REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: July 22, 2020
To: The Council
From: Richard H. Llewellyn, Jr., City Administrative Officer
Reference: Transmittal from the Department of General Services dated July 10, 2020
Subject: **PROPOSED DIRECT SALE OF SURPLUS PROPERTY – CITY-OWNED PROPERTY AT 1501 East 103rd STREET (OLD WATTS LIBRARY), Los Angeles, CA 91405 (APN 6048-012-930)**

CAO File No. 0220-05626-0008
Council File No. 16-0752; 16-0752-S1
Council District: 15



RECOMMENDATIONS

That the City Council, subject to the approval of the Mayor:

1. Determine that the property located at 1501 East 103rd Street (Property) in Council District 15, is no longer required for use by the City of Los Angeles (City) and that the public interest is best served by the direct sale of the Property;
2. Adopt the attached ordinance relative to the sale of the Property, without notice of sale or advertisement of bids, to KAISER FOUNDATION HEALTH PLAN, INC. (Kaiser), for the sale price of \$735,000;
3. Request the City Attorney to prepare the purchase and sale agreement based on the terms specified in the ordinance for the sale of the Property;
4. Instruct the Department of General Services to complete the transactions outlined in the ordinance, process the necessary documentation to execute the sale, and deposit the proceeds into the appropriate accounts, as directed by the Los Angeles Administrative Code and as approved to form by the City Attorney;
5. Determine that the City shall not close escrow or transfer the deed of sale without the establishment of a parking easement that guarantees the City access to adequate replacement public parking for visitors to the adjacent Municipal Building at 1513 East 103rd Street, Los Angeles, CA;
6. Authorize the City Attorney and the Office of the City Administrative Officer to make any technical corrections that may be required to implement the intent of the Council and Mayor.

SUMMARY

The Department of General Services (GSD) submitted a July 10, 2020 report requesting approval for the direct sale of City-owned surplus property at 1501 East 103rd Street (Property) in Council District 15 to Kaiser (Buyer) for \$735,000 (Attachment A). The Property, approximately 22,392 square feet, was transferred to the City in 2015 through a grant deed from CRA/LA, a Designated Local Authority and successor agency to the former Community Redevelopment Agency (Exhibit X in attachment A). The site is host to the Old Watts Library, and is located directly adjacent to Kaiser's Counseling Center in Watts. The surrounding neighborhood is a mix of residential homes, parkland, municipal uses, and community-serving commercial uses.

In June 2016, after determining that the site was under-utilized and that the community and City stood to benefit from a new \$50 million facility with expanded healthcare services, the Council approved a Buscaino-Martinez Motion C.F. 16-0752 (Attachment B). The motion directed GSD, with the assistance of the Office of the City Administrative Officer (CAO) and the City Attorney, to accomplish two goals:

1. Negotiate the direct sale of the Property to Kaiser, and
2. Negotiate and execute a lease with Kaiser for former Fire Station 65 at 1525 E. 103rd St.

This lease for the Fire Station was approved in October 2018 (Attachment C). It is the intention of Kaiser to relocate its operations to the renovated Fire Station while it pursues construction of its new facility. The Fire Station lease was approved ahead of the sale of the Property in light of ongoing negotiations between Kaiser and the City on parking arrangements for the new facility and additional environmental and pre-development work. The Fire Station lease is for a term of three years, with two one-year renewal options, at the rate of \$1 per year, with the understanding that Kaiser will perform all necessary capital improvements, estimated at \$2.18 million in 2018 dollars. As previously approved, the effective date of the lease will mirror the effective date of the Purchase and Sale Agreement for the Property.

The CAO Asset Management Group has assisted GSD and the City Attorney in carrying out the Council's directions, completed our review of the package, and now recommend approval of the sale to Kaiser and the GSD report and its attachments.

Government Code Section 54220 and State Surplus Property Disposition – On April 24, 2020, the Council approved the action to declare the Property surplus for its eventual sale (C.F. 16-0752-S1). GSD followed the Surplus Property Procedure and subsequently reported that there were no objections to the proposed sale. GSD certifies that the proposed sale complies with the updated January 1, 2020 updated section of the state law to allow "local agencies" to have first right to purchase City surplus. All documentation showing that the approvals-- in accordance with LAAC Sections 7.22 and 7.27-- were obtained as part of the processing of the sale are included as attachments to this report.

Planning Determination - In a letter dated June 13, 2017, the Planning Department advised that the process to update the Southeast Los Angeles Community Plan Area was underway, and that

upon adoption of the Community Plan, the Property would be zoned C2-2D-CPIO and located within the Transit Oriented District of the Community Plan Implementation Overlay (CPIO). The Community Plan was subsequently approved on December 12, 2018, with a zoning for the Property of C4-2D-CPIO. The Planning Department noted the fact that there are existing plans to convert the adjacent alley to a “green alley” and that those plans would require the alley remain as public right-of-way and incorporate open space amenities as well as storm water infiltration. It was also noted that “great care should be taken in the execution of future projects” at the site in connection with the green alley and with public spaces at the adjacent Children’s Institute site.

Bureau of Engineering Determination - In a letter dated June 6, 2017, Bureau of Engineering (BOE) offered no objection to the proposed sale of the Property. BOE noted the alley north of 103rd St. adjacent to the Property requires a 5-foot dedication to provide the standard 20-foot wide alley right-of-way, and that these improvements require the construction of a half alley with a centerline concrete gutter adjacent to the Property’s frontage with the alley.

BOE’s Natural Hazards Disclosure Statement finds that the Property does not lie in an Earthquake Hazard Zone, Landslide Zone, Methane Zone, or a Methane Buffer Zone. The Property does lie in a Liquefaction Zone. The Property does not have any oil wells, though an oil well is located within 200 feet of the Property. BOE found no evidence of soil contamination in its records.

BOE determined that the sale of the Property is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to City of Los Angeles CEQA Guidelines (Article III, Section 1, Class 12) and State Guidelines (Sec 15312).

Sale Price - On June 10, 2020, GSD hired Pacific Real Estate Consultants to determine the value of the Property. The completed appraisal report, dated June 23, 2020, stated that the fair market value of the Property is \$735,000 and both Kaiser and the City have tentatively agreed to that sale price (Exhibit VIII in attachment A). The full sales proceeds of \$735,000 will be transferred to the CRA-LA once escrow closes as required by 2015 grant deed transfer.

To the best of our knowledge, the proposed sale is in accordance with Charter Section 385 on Sale of Property, LAAC Section 7.22 Recommendations Required of City Departments; LAAC Section 7.27 Private Sale; and California Government Code Section 54220 Surplus Land, which establish the basic guidelines for the sale of City-owned surplus property. Further, pursuant to LAAC Section 7.22(d), the CAO reviewed the proposed direct sale and recommends approval of the sale and the attached ordinances prepared by GSD, which state the terms and conditions, legal description and recommendations for reservations and/or easements that should be retained by the City, and approved by the City Attorney as to form and legality. Additional discussion is included in the Findings section of this report.

FISCAL IMPACT STATEMENT

The proposed one-time sale transaction of \$735,000 will have no initial impact to the General Fund. As an Affected Taxing Entity under the Redevelopment Dissolution Statutes, in the future the City should receive back from the County Auditor-Controller the equivalent of approximately 26% of the

acquisition funds provided to CRA-LA, an amount estimated at \$191,000. These funds will be split between Council District 15 Real Property Trust Fund and the General Fund.

FINDINGS

1. Public Interest

In accordance with LAAC Division 7, Chapter 1, Article 4 Section 7.27, the Council may determine that the sale of City-owned property is in the public interest or necessity. In this event, the Council may, by ordinance and with a two-thirds vote, authorize the sale of City-owned property, without notice of sale or advertisement for bids, upon review and recommendation by the City Administrative Officer. GSD reports that the sale of the property is in the best interest of the City because it will further economic development for the local community and City of Los Angeles, providing increased employment opportunities and enhanced healthcare services. There will be no initial financial impact to the City from the one-time sale of \$735,000, though in the future it is expected the City will receive approximately 26% of the sale price (\$191,000), to be divided equally between the Council District 15 Real Property Trust Fund and the General Fund

2. Terms of Sale

The following are the terms of sale as described in the Ordinance:

- The sale price is \$735,000, which is the agreed upon price between the City and the Buyer;
- The Property will be sold in “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;
- In accordance with Section 3, the Buyer shall pay escrow and 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. The Buyer, at his own expense, may obtain any desired survey of the Property;
- Subject to 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 and excepting and reserving to the City any interest in the fee to the adjacent streets which would otherwise pass with the conveyance;
- The City of Los Angeles will sell the Property, but will require that the alley north of the Property receive a 5-foot dedication to provide the standard 20-foot wide alley right-of-way. Such improvements require the construction of a half alley with a centerline concrete gutter adjacent to the Property’s frontage with the alley;
- The City shall not close escrow or transfer the deed of sale until such time that the City and

Buyer have reached an agreement with a defined parking easement that guarantees the City access to adequate replacement public parking for the adjacent Municipal Building at 1513 East 103rd Street, Los Angeles, CA.

3. Property Description / Legal Description

The Property is located at 1501 East 103rd Street, Watts, Los Angeles, with APN 6048-012-930. The Property is zoned C4-2D-CPIO and lies within Council District 15 and the Southeast Los Angeles Community Plan. The legal description is Exhibit IX and contained in Attachment A to this report.

Nathan S. Holmes

Nathan Holmes, Principal Project Coordinator

APPROVED:

Jacqueline L. Vernon Wagner

Jacqueline L. Vernon Wagner,
Chief Administrative Analyst

Attachments

- Attachment A: July 10, 2020 Report Package from GSD to CAO
- Class "A" Appraisal – June 23, 2020 (Exhibit VIII)
 - Ordinance with Legal Description (Exhibit IX)
 - Grant Deed from CRA/LA – February 6, 2015 (Exhibit X)
- Attachment B: Buscaino-Martinez Motion – June 24, 2016
- Attachment C: Former Fire Station 65 Lease Report – October 26, 2018

RHL:JVW/NSH

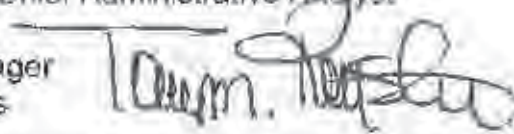
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FORM GEN. 160 (Rev. 6-80)

**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

DATE: July 10, 2020**TO:** Richard H. Llewellyn Jr., City Administrative Officer

Attention: Jacqueline Wagner, Chief Administrative Analyst

FROM: Tony M. Royster, General Manager
Department of General Services


**SUBJECT: REVIEW OF PROPOSED DIRECT SALE OF THE PROPERTY
LOCATED AT 1501 E. 103RD STREET, LOS ANGELES - CD 15
APN: 6048-012-930**

The Department of General Services, Real Estate Services Division (RES) is in the process of selling the above-referenced property through a direct sale to the Kaiser Foundation Health Plan, Inc., (Kaiser), at the request of Council District 15. The proposed sale is in compliance with the January 1, 2020 updated Government Code Section 54220, which allows the "local agencies" to have first right to purchase City surplus property.

Most surplus property is sold at public auction to the highest bidder. However, in some cases as defined in Los Angeles Administrative Code (LACC) Section 7.27, the "Council may determine that the public interest or necessity requires the sale, conveyance, or exchange of real property owned by the City or ... of any City interest in the real property without notice of sale or advertisement for bids. In the event of such determination, the Council may, by ordinance adopted by the vote of at least two-thirds of all of its members authorize the execution of such deed ... or other instrument as may be necessary to effect such sale ..."

Kaiser approached Council District 15 with plans to expand their Watts Counseling and Learning Center, located at 1465 E. 103RD Street, directly west of the old Watts Library, with a new \$50 million facility that will be a significant expansion of the current services offered. The project in part would require the sale of old Watts library to Kaiser.

The appraisal report being transmitted found the property to be assessed at \$735,000, effective December 2019. This value is based on the buyer having four zoning options (i.e. R1, R2, CR or C4) to switch the property to, from its current Public Facility zoning.

The RES has followed the Surplus Property Procedure to declare the Property surplus and is hereby submitting the Property's surplus package to the City Administrative Officer's office for review and recommendation to the City Council for direct sale to Kaiser.

Attached for your information is the documentation showing the necessary approvals obtained in processing the sale of this property in accordance with LAAC Sections 7.22 and 7.27. Should there be any question or additional information required, please contact Enid Gomez, Senior Management Analyst, at (213) 922-8559, or email enid.gomez@lacity.org.

Attachments

SURPLUS PROPERTY (DIRECT SALE) CHECKLIST
DOCUMENTS TO BE SUBMITTED TO CAO'S OFFICE
WITH OUR REQUEST FOR REVIEW

APN: 6048-012-930

ADDRESS: **1501 E. 103rd Street**
Los Angeles, CA 90002

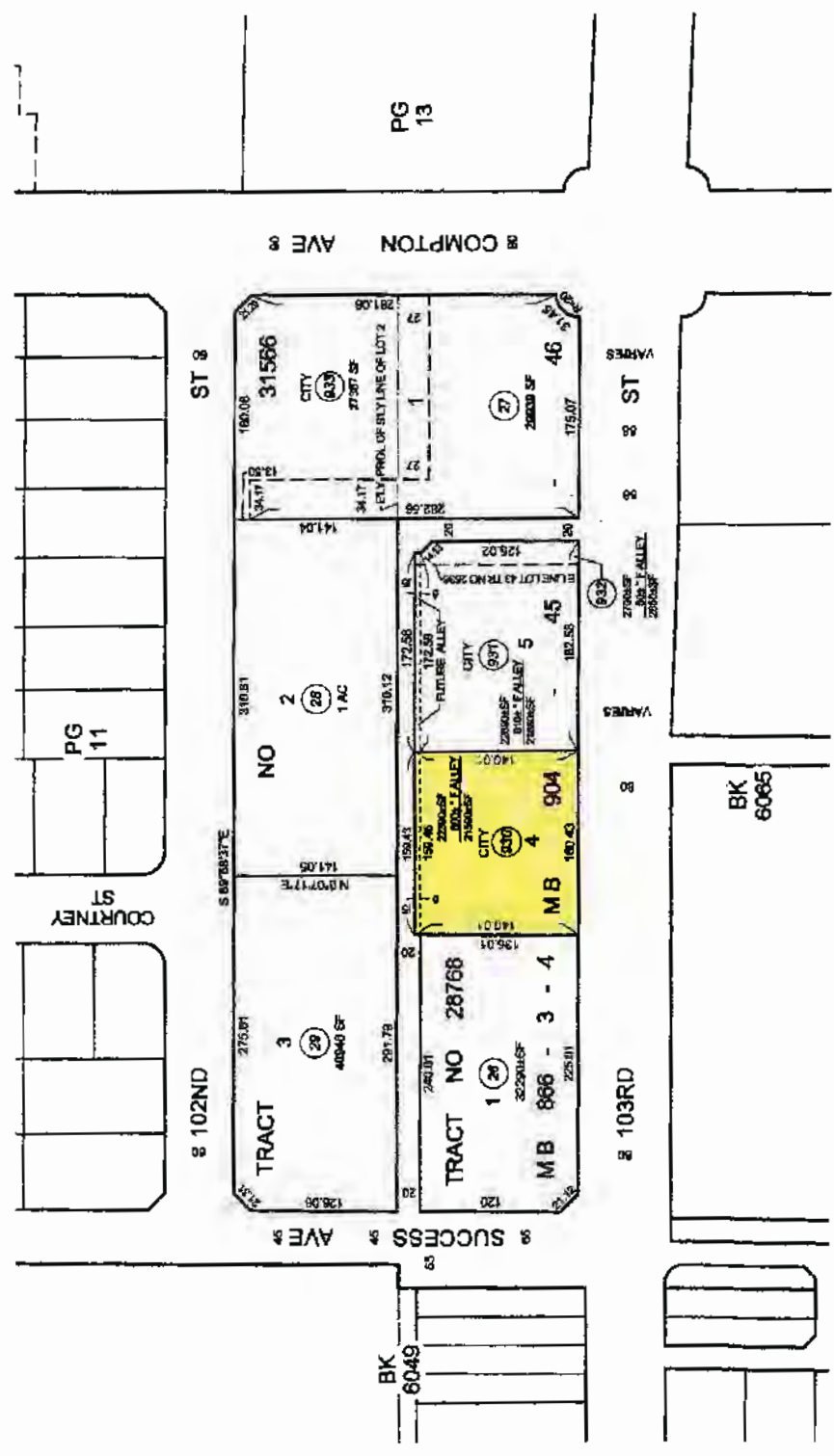
1	Assessor Parcel Map Navigate LA Map/IMAP LA Map Photo if necessary	Exhibit I
2	54220 Notices	Exhibit II
3	City Title Report	Exhibit III
4	Legal Description	Exhibit IV
5	BOE District Engineer Report BOE Geotechnical Report BOE Environment Report	Exhibit V
6	Planning Approval	Exhibit VI
7	Council District Approval	Exhibit VII
8	Appraisal Report	Exhibit VIII
9	Ordinance	Exhibit IX
10	Detail on Source of Funds/Account used to purchase Property	Exhibit X

EXHIBIT I

2016



MAPPING AND GIS
 SERVICES
 SCALE 1" = 100'



PARCEL IS ASSESSED TO LA CITY
 COMMUNITY REDEVELOPMENT AGENCY

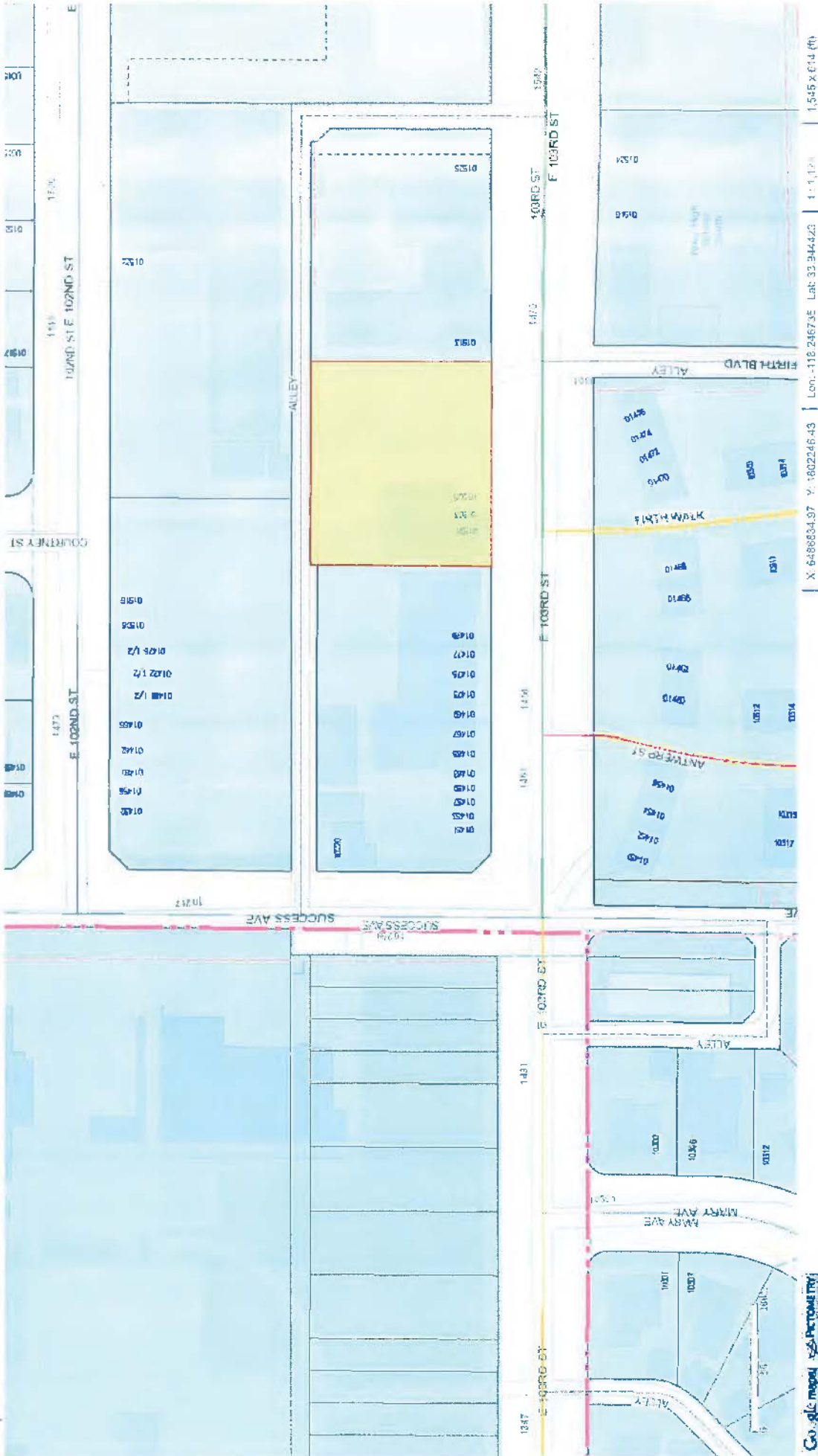


EXHIBIT II

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

The Unity Council
1901 Fruitvale Ave, Suite 2A
Oakland, CA 94602

Attention: Aubra Levine

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

The Real Estate Services Division is processing the City-owned property referenced above and identified on the attached assessor map to be declared surplus property and sold.

This letter is supplied in advance of the sale(s) in compliance with the provisions of Sections 54220 through 54232 of the California Government Code (Code) and City is hereby offering these properties for sale.

Any offer to purchase any of the properties must be made in writing, state the purpose of the proposed purchase, and must be received by the Department of General Services (GSD) City of Los Angeles, Attn: Melody McCormick, Director, City Hall South, Room 201, Real Estate Services Division, Los Angeles, CA 90012 with a copy to Enid Gomez within 60 days of your receipt of this notice. If the City does not receive a written offer to purchase by that time, the City will move forward with disposing of the property without further notice.

Should you need additional information, please contact Enid Gomez, Sr. Management Analyst at (213) 922-8547 or by email at enid.gomez@lacity.org.


Melody McCormick, Director
Real Estate Services Division

Attachment

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(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Habitat for Humanity East Bay/Silicon Valley
2621 Broadway
Oakland, CA 94614

Attention: Kristi Bascom

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Melody McCormick, Director
Real Estate Services Division

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GENERAL MANAGER
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ERIC GARCETTI
MAYOR

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CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

San Diego Community Housing Corporation
6160 Mission Gorge Road, Suite 204
San Diego, CA 92120

Attention: Ted Miyahara

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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Linc Housing Corporation
3590 Elm Avenue
Long Beach, CA 90807

Attention: Will Sager

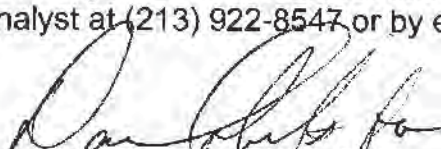
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Melody McCormick, Director
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ERIC GARCETTI
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LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

EAH Housing
18801 Ventura Blvd. Suite 205
Tarzana, CA 91356

Attention: Sonia Suresh

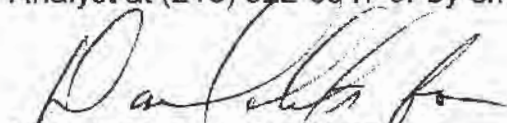
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April 24, 2020

Tahoe Miller Group, Inc
9941 Dove Shell Way
Elk Grove, CA 95757

Attention: Rahul Kunwar

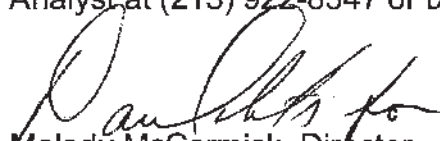
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April 24, 2020

Habitat for Humanity Monterey Bay
108 Magnolia St
Santa Cruz, CA 95066

Attention: Ron Buswell

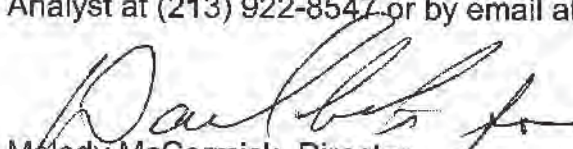
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April 24, 2020

Veritas Urban Properties LLC
2050 Hancock Street, Suite B
San Diego, CA 92110

Attention: Gilman Bishop

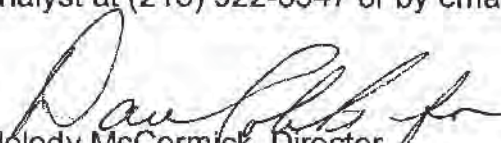
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Melody McCormick, Director
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Attachment

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

EAH Housing
22 pelican way
San Rafael, CA 94901

Attention: Laura Hall

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Habitat for Humanity Greater San Francisco
500 Washington Street, Suite 250
San Francisco, CA 94111

Attention: Peter Dunne

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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(213) 928-9555
FAX NO (213) 928-9515

April 24, 2020

Habitat for Humanity Monterey Bay
108 Magnolia St
Santa Cruz, CA 95062

Attention: Betsy Powers

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 926-9555
FAX No. (213) 926-9515

April 24, 2020

Monterey County Housing Authority Development Corporation
123 RICO ST
SALINAS, CA 93907

Attention: Starla Warren

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

TentMakers Inc/Recycled Housing
360 S. 27th St.,
Richmond, CA 94804

Attention: Joe Serrano


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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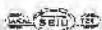
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(213) 928-9555
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April 24, 2020

Eden Housing
600 West Broadway, Suite 700
San Diego, CA 92101

Attention: Chris Arthur


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

EAH Housing
18801 Ventura Blvd., Suite 205
Tarzana, CA 91356

Attention: Steven Spielberg

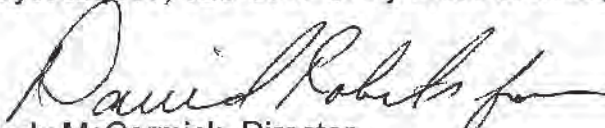
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(213) 928-9555
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April 24, 2020

Eden Housing Inc.
22645 Grand Street
Hayward, CA 94541

Attention: Andrea Osgood

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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April 24, 2020

The WIN Project
2945 Westwood Blvd
Los Angeles, CA 90064

Attention: Paul Reyes-Fournier

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
Room 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

McCormack Baron Salazar
801 S. Grand Ave., Suite 801
Los Angeles, CA 90017

Attention: Danile Falcon

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Grapevine Economic Development Fund
15301 Ventura Blvd., Bldg. B Suite 490
Sherman Oaks, CA 91403

Attention: Filiberto Gonzalez


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Satellite Affordable Housing Associates (SAHA)
1835 Alcatraz Avenue
Berkeley, CA 94703

Attention: Eve Stewart

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

skid row housing trust
1317 e 7th street
los angeles, CA 90021

Attention: jeff malin

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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(213) 928-9555
FAX NO: (213) 928-9515

April 24, 2020

Jamboree Housing Corporation
17701 Cowan, #200
Irvine, CA 92614

Attention: Roger Kinoshita

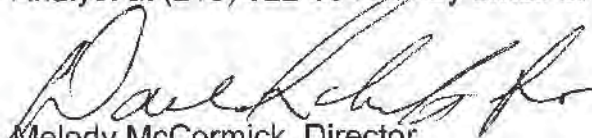
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(213) 928-9555
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April 24, 2020

Habitat for Humanity Orange County
2200 Ritchey St
Santa Ana, CA 92705

Attention: Troy Hendrickson

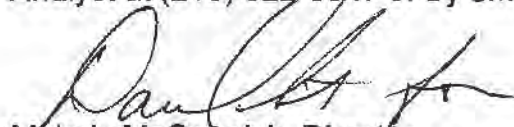
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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Clifford Beers Housing, Inc.
11739 Victory Blvd
North Hollywood, CA 91606

Attention: Vanessa Luna

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LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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Melody McCormick, Director
Real Estate Services Division

Attachment

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

City Ventures
444 Spear Street, Suite 200
San Francisco, CA 94105

Attention: Patrick Hendry

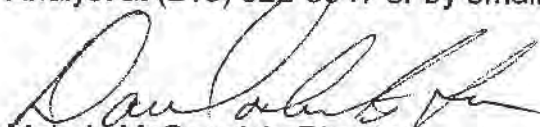
**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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(213) 928-9555
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April 24, 2020

Weingart Center Association
566 S. San Pedro St.
Los Angeles, CA 90013

Attention: Ben Rosen

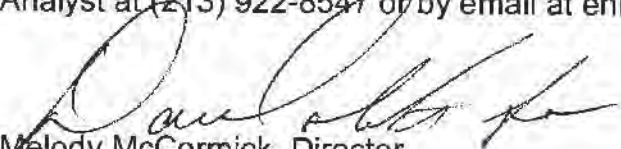
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(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Habitat for humanity of greater Los Angeles
8739 Artesia blvd
Bellflower, CA 90706

Attention: Darrell Simien

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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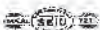
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April 24, 2020

EAH Housing
22 Pelican Way
San Rafael, CA 94901

Attention: scott johnson

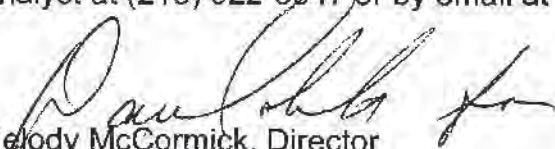
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April 24, 2020

The Greater Works House, Inc.
P.O. Box 1615
Rialto, CA 92377

Attention: Cromwell Williams


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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April 24, 2020

sierramgt,res& commercial deve.
3713 Sonoma Oaks Avenue
Perris, CA 92571

Attention: Edmond Drinkard


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

The WIN Project
2945 Westwood Blvd
Los Angeles, CA 90064

Attention: Regina Young

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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LOS ANGELES, CA 90012
(213) 928-9555
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April 24, 2020

Abode Services/Allied Housing
433 Hegenberger Road, Suite 220
Oakland, CA 94621

Attention: Macy Leung

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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DEPARTMENT OF
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ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

READI, LLC
14521 Benefit St., #206
Sherman Oaks, CA 91403

Attention: Ehud Mouchly

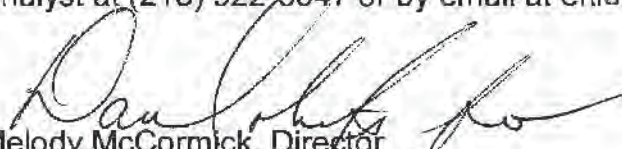
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CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Western Pacific Housing, LLC
752 S. San Pedro
Los Angeles, CA 90014

Attention: Hugh Martinez

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
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April 24, 2020

Avector Community Group Inc
P O Box 2515
Rancho Cucamonga, CA 91729

Attention: D Neal

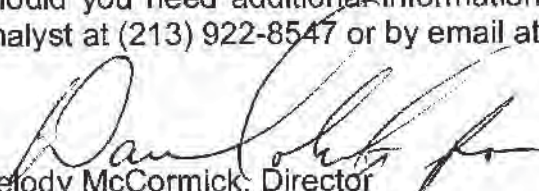
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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Abode Communities
1149 S Hill Street, Suite 700
Los Angeles, CA 90015

Attention: Sara Tsay

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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FAX NO. (213) 928-9515

April 24, 2020

Lea Passantino, Broker
5830 Robin Hillk Dr, Space #26, PO Box 55
Lakeport, CA 95453

Attention: Leona Passantino

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
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April 24, 2020

Many Mansions
1259 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Attention: Alexander Russell


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

mutual
3321 power inn road, suite 320
sacramento, CA 95826

Attention: keith bloom

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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FAX NO. (213) 928-9515

April 24, 2020

D.O.F.P.E.C. Capital, LLC
8306 Wilshire Blvd., STE 1653
BEVERLY HILLS, CA 90211

Attention: ERIC PARKS

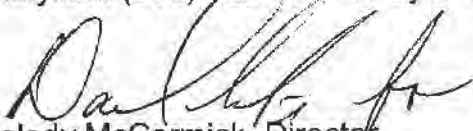
**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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Melody McCormick, Director
Real Estate Services Division

Attachment

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Time for change foundation
2164 N. Mountain View Ave
San Bernardino, CA 92405

Attention: Kim Carter


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Helios Development
PO Box 1246
Oliverhurst, CA 95961

Attention: Alexander Chapman

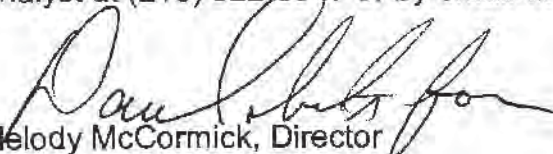
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April 24, 2020

GHS Govan's Construction Inc.
4974 N Fresno Street Suite 627
Fresno, CA 93726

Attention: Marshawn Govan

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
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April 24, 2020

The Work Within Community Developers
3692 Wellington Rd
Los Angeles, CA 90016

Attention: Essence Stamps

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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April 24, 2020

Key Community Housing, Inc.
225 S Lake Ave, Suite 300
Pasadena, CA 91101

Attention: Talin Keshishian-Walker

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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April 24, 2020

Affirmed Housing Group
13520 Evening Creek Drive, North, Suite 160
San Diego, CA 92128

Attention: Jeff Edgren

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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April 24, 2020

Thompson Housing, LLC
114 E. Gutierrez St.
Santa Barbara, CA 93101

Attention: Frank Thompson

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April 24, 2020

Hitzke Development Corp.
P.O. Box 1700
Temecula, CA 92593

Attention: Ginger Hitzke


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
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April 24, 2020

Devine & Gong, Inc.
1970 Broadway, Suite 920
Oakland, CA 94612

Attention: Chan U Lee

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
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AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER



CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARGETTI
MAYOR

DEPARTMENT OF
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ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

East LA Community Corporation
2917 E 1st Street, Suite 101
Los Angeles, CA 90033

Attention: Ernesto Espinoza

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Citadel Community Development Corporation
568 N. Mountain View Avenue
San Bernardino, CA 92401

Attention: Donise Jackson

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
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April 24, 2020

Habitat for Humanity of Ventura County
1850 Eastman Avenue
Oxnard, CA 93030

Attention: Jacqueline Jimenez


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
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April 24, 2020

The Richman Group of California
7817 Herschel Avenue, Suite 102
La Jolla, CA 92037

Attention: Preston Underdown

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Prestige Mfg Homes, Inc
8660 Brenetwood Blvd
Brentwood, CA 94513

Attention: Tony Bess

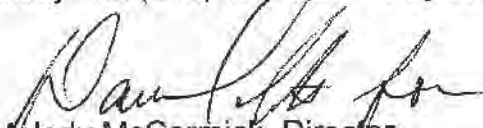
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April 24, 2020

Menorah Housing Foundation
10991 W. Pico Blvd.
Los Angeles, CA 90074

Attention: Doug Cope

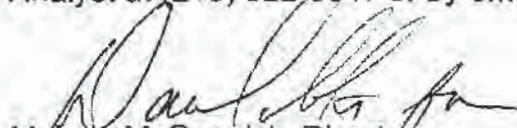
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April 24, 2020

Los Robles Development Corp.
11400 West Olympic Blvd. Suite 200
Los Angeles, CA 90064

Attention: George Ho

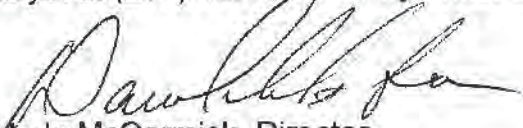
**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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Melody McCormick, Director
Real Estate Services Division

Attachment



CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

McCormack Baron Salazar
92 Natoma Street
San Francisco, CA 94619

Attention: David Dologite

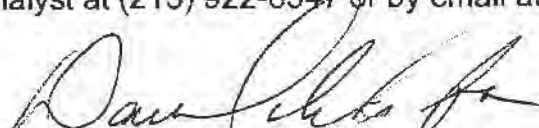
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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Triton Community Development LLC
14131 Yorba Street, Suite 104
Tustin, CA 92780

Attention: William Rice


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Great Valley Housing Development Corporation
1701 Robertson Rd
Modesto, CA 95353

Attention: Jim Kruse

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Community Housing Improvement Program, Incorporated
1005 Willow Street
Chico, CA 95932

Attention: Jill Quezada

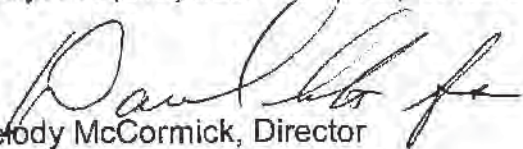
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(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Community Housing Improvement Program, Incorporated
1003 Willow Street
Chico, CA 95930

Attention: Jill Quezada

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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April 24, 2020

The Unity Council
1900 Fruitvale Ave, Suite 2A
Oakland, CA 94601

Attention: Aubra Levine

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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(213) 928-9555
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April 24, 2020

Habitat for Humanity East Bay/Silicon Valley
2619 Broadway
Oakland, CA 94612

Attention: Kristi Bascom

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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Self-Help Enterprises
P.O. Box 6523
Visalia, CA 93290

Attention: Tom Collishaw

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April 24, 2020

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Chico, CA 95934

Attention: Jill Quezada

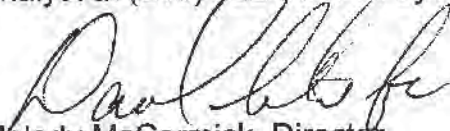
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ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Housing Authority of the County of Kern
601 24th Street
Bakersfield, CA 93301

Attention: Maria Guzman

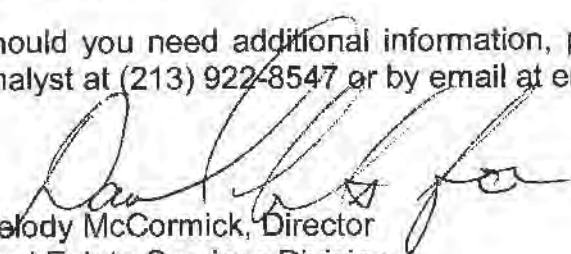
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April 24, 2020

Self-Help Enterprises
P.O. Box 6522
Visalia, CA 93290

Attention: Tom Collishaw

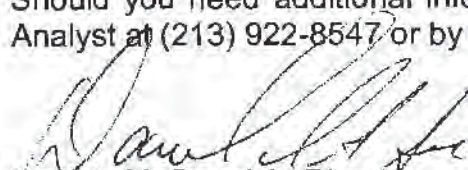
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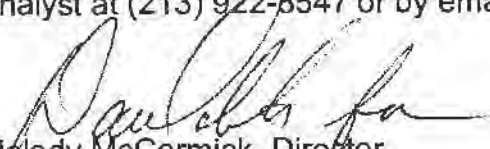
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April 24, 2020

East to West Development Corporation
2602 W. Olive Avenue; Suite 500
Burbank, CA 91505

Attention: Daniel Rosemond

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April 24, 2020

ZMCO Inc.
5663 Panorama Dr
Whittier, CA 90601

Attention: William Dobrenen

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April 24, 2020

LTSC COMMUNITY DEVELOPMENT CORPORATION
231 E. Third Street, Little Tokyo Service Center Suite G106
Los Angeles, CA 90013

Attention: Neil McGuffin

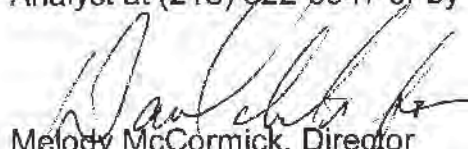
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Melody McCormick, Director
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Attachment



CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

West Hollywood Community Housing Corporation
7530 Santa Monica Blvd.
West Hollywood, CA 90046

Attention: Jesse Slansky

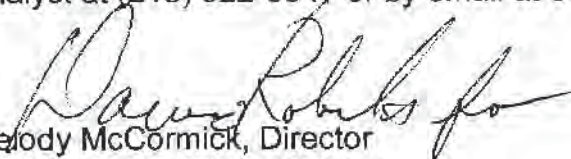
**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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(213) 928-9555
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April 24, 2020

Self-Help Enterprises
P.O. Box 6524
Visalia, CA 93290

Attention: Tom Collishaw

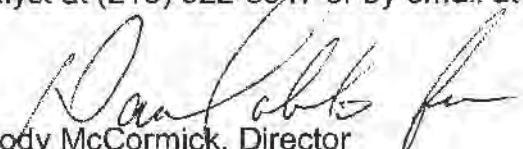
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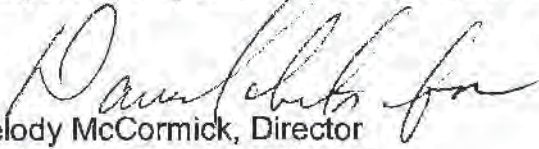
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April 24, 2020

CDC of Mendocino County
1076 North State Street
Ukiah, CA 95482

Attention: Todd Crabtree

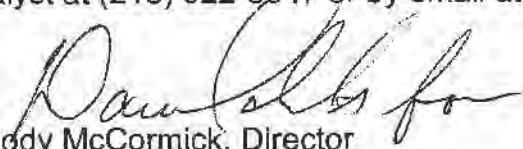
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April 24, 2020

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P.O. Box 6525
Visalia, CA 93290

Attention: Tom Collishaw

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April 24, 2020

Peoples' Self-Help Housing Corporation
3533 Empleo Street
San Luis Obispo, CA 93401

Attention: James Shammus

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April 24, 2020

Meta Housing Corporation
11150 W Olympic Blvd, Suite 620
Los Angeles, CA 90064

Attention: Christopher Maffris

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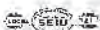
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April 24, 2020

ZMCO Inc.
5661 Panorama Dr
Whittier, CA 90601

Attention: William Dobrenen


**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
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ERIC GARCETTI
MAYOR

DEPARTMENT OF
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ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Families Forward
10 Thomas
Irvine, CA 92620

Attention: Steven Moreno

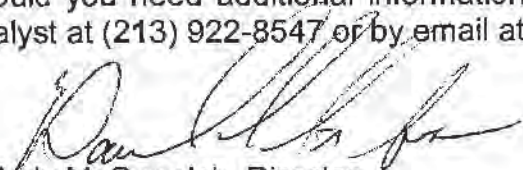
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GENERAL MANAGER
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DEPARTMENT OF
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ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Irvine Community Land Trust
930 Roosevelt, Suite 106
Irvine, CA 92620

Attention: Mark Asturias

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(213) 928-9555
FAX NO. (213) 928-9515

April 24, 2020

Habitat for Humanity Hemet/ San Jacinto Affiliate
615 N San Jacinto Ave
Hemet, CA 92543

Attention: Brandon Lea

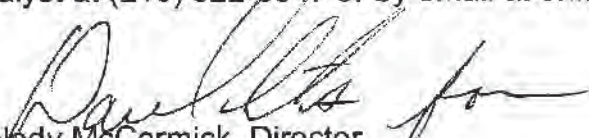
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ERIC GARCETTI
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LOS ANGELES, CA 90012
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April 24, 2020

Families Forward
9 Thomas
Irvine, CA 92619

Attention: Steven Moreno

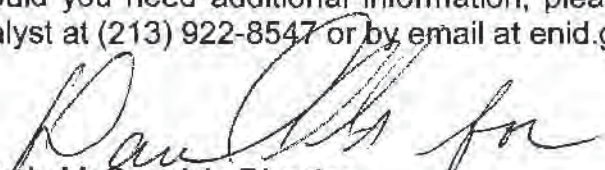
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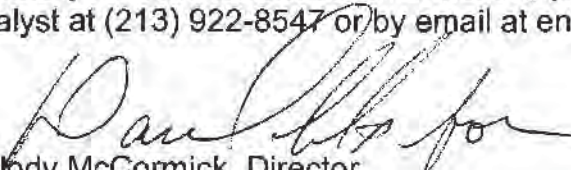
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Irvine, CA 92618

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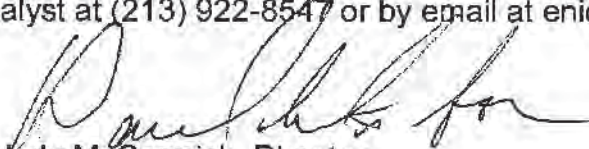
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April 24, 2020

Turner Enterprises Entertainment
9051 Mira Mesa Blvd #261604
San Diego, CA 92150

Attention: Cynthia Green

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CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-8355
FAX No. (213) 928-8515

April 24, 2020

Community Housing Partnership
20 Jones Street - Suite 200
San Francisco, CA 94102

Attention: Serena Callaway

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

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April 24, 2020

Peoples' Self-Help Housing Corporation
3534 Empleo Street
San Luis Obispo, CA 93402

Attention: James Shammus

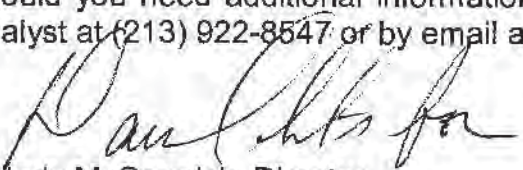
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April 24, 2020

Charities Housing
1401 Parkmoor Ave Ste 190
San Jose, CA 95126

Attention: Dan Wu

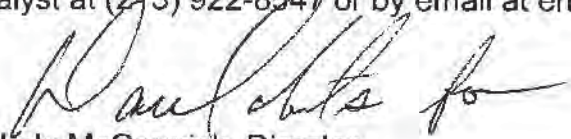
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April 24, 2020

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Attention: Daniel Rosemond

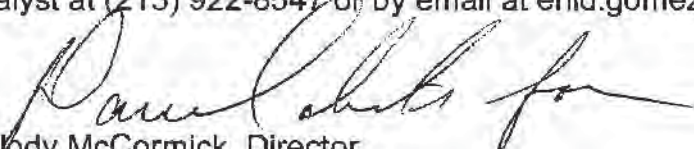
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3535 Empleo Street
San Luis Obispo, CA 93403

Attention: James Shammus

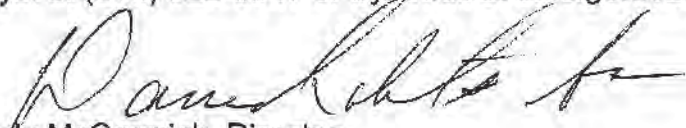
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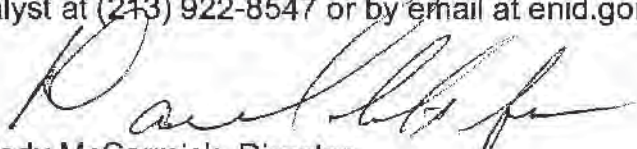
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April 24, 2020

Habitat for Humanity East Bay/Silicon Valley
2620 Broadway
Oakland, CA 94613

Attention: Kristi Bascom

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April 24, 2020

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1001 Willow Street
Chico, CA 95928

Attention: Jill Quezada

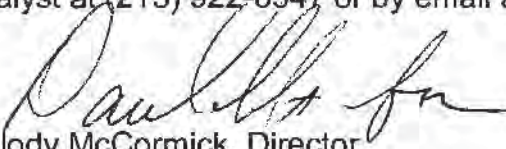
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April 24, 2020

Self-Help Enterprises
P.O. Box 6527
Visalia, CA 93290

Attention: Tom Collishaw

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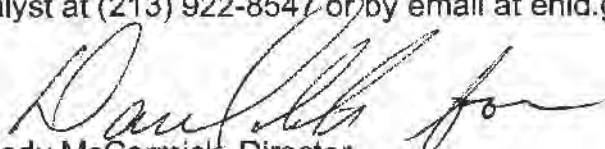
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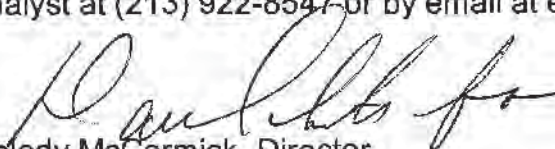
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April 24, 2020

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Attention: Daniel Rosemond

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April 24, 2020

ZMCO Inc.
5662 Panorama Dr
Whittier, CA 90601

Attention: William Dobrenen

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April 24, 2020

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3536 Empleo Street
San Luis Obispo, CA 93404

Attention: James Shammus

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Attachment



CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARGETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 24, 2020

Community Housing Improvement Program, Incorporated
1002 Willow Street
Chico, CA 95929

Attention: Jill Quezada

**PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY – CD 15
LOCATED AT 1501 EAST 103RD STREET, LOS ANGELES, CA 90002
APN: 6048-012-930**

The Real Estate Services Division is processing the City-owned property referenced above and identified on the attached assessor map to be declared surplus property and sold.

This letter is supplied in advance of the sale(s) in compliance with the provisions of Sections 54220 through 54232 of the California Government Code (Code) and City is hereby offering these properties for sale.

Any offer to purchase any of the properties must be made in writing, state the purpose of the proposed purchase, and must be received by the Department of General Services (GSD) City of Los Angeles, Attn: Melody McCormick, Director, City Hall South, Room 201, Real Estate Services Division, Los Angeles, CA 90012 with a copy to Enid Gomez within 60 days of your receipt of this notice. If the City does not receive a written offer to purchase by that time, the City will move forward with disposing of the property without further notice.

Should you need additional information, please contact Enid Gomez, Sr. Management Analyst at (213) 922-8547 or by email at enid.gomez@lacity.org.


Melody McCormick, Director
Real Estate Services Division

Attachment

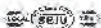


EXHIBIT III



Issuing Policies of Chicago Title Insurance Company

ORDER NO.: **00071173-994-LT2-KD**

Escrow/Customer Phone: **(213) 488-4300**

City of Los Angeles- Real Estate Services
111 E. First St., Room 213
Los Angeles, CA 90012
ATTN: Jose L. Ramirez
Email: joe.ramirez@lacity.org
Ref: 103rd Sttreet

Title Officer: **Karl Daly (LA/Comm)**
Title Officer Phone: **(213) 612-4157**
Title Officer Fax: **(213) 488-4385**
Title Officer Email: **UnitX59@ctt.com**

PROPERTY: **1501 E. 103RD STREET, LOS ANGELES, CA**

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PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.



Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

By: 
Authorized Signature



By: 
ATTEST 
President
Secretary



PRELIMINARY REPORT

EFFECTIVE DATE: **May 18, 2020 at 7:30 a.m.**

ORDER NO.: 00071173-994-LT2-KD

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Owners Policy (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

City of Los Angeles, a charter city

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 4 OF TRACT NO. 31566, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 904 PAGES 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6048-012-930

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
- B. There were no taxes assessed for the fiscal year 2019-2020 as the Land is vested in a public entity.
- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

- 1. Water rights, claims or title to water, whether or not disclosed by the public records.
- 2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recorded: in [Book 5943 Page 143](#), of Deeds

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

- 3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recorded: in [Book 6245 Page 9](#), of Deeds

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

- 4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recorded: in [Book 7372 Page 264](#), of Deeds

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

Modification(s) of said covenants, conditions and restrictions

Recorded: in [Book 336 Page 155](#) and in [Book 7006 Page 5](#), both of Official Records

EXCEPTIONS
(Continued)

5. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Lessor: Christopher L. Taylor
Lessee: American Petrofina Exploration Company, a corporation
Recording Date: March 18, 1969
Recording No: 2115, of Official Records

Said lease affects that portion of said Land lying below a depth of 500 feet from the surface thereof.

Said lease provides for no right of surface entry.

No insurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

6. Provisions of the dedication statement on the map shown below, which offer the land herein described for future street or alley and restrict the use thereof.

Map of: Tract No. 31566
Affects: That portion of said land as shown on said map.

Reference is hereby made to said document for full particulars.

7. A notice that said Land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

Recording Date: November 30, 2007
Recording No: 2007-2636446, of Official Records
Redevelopment Agency: Watts Redevelopment Project Area

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 14, 2011
Recording No: 2011-0808417, of Official Records

9. Covenants, conditions and restrictions (but omitting any covenant or restrictions, if any, based upon on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the Grant Deed

Recorded: February 6, 2015 as Instrument No. 2015-0138643, of Official Records

EXCEPTIONS
(Continued)

Note: Section [12956.1](#) of the government code provides the following: “If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.”

10. Any claim that the transaction vesting the Title as shown in Schedule A or creating the lien of the Insured Mortgage, or any other transaction occurring on or prior to Date of Policy in which The Community Redevelopment Agency of the City of Los Angeles or its successors transferred, acquired, or made any agreement affecting the title to or any interest in the Land, is void or voidable, or subject to termination, renegotiation, or judicial review, under California Assembly Bill 26 (Chapter 5, Statutes of 2011-12, First Extraordinary Session) and California Assembly Bill 1484 (Chapter 26, Statutes of 2011-12).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
12. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
13. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

PLEASE REFER TO THE “INFORMATIONAL NOTES” AND “REQUIREMENTS” SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

2. This Company will require evidence of compliance with the statutory limitations incident to the governmental agency named below, with reference to any conveyance of an interest in the Land this Company will be asked to record and/or rely upon in the issuance of any form of title insurance.

Governmental agency: City of Los Angeles, a charter city

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
2. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

END OF INFORMATIONAL NOTES

FIDELITY NATIONAL FINANCIAL, INC.

PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the

last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company

CTC - Chicago Title Company

FNF Underwriter

CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

DISASTER LOANS (CTIC)

The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

EMPLOYEE RATE (CTC and CTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

ATTACHMENT ONE

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990**

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

- c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II, (t(or)T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Insert Map here

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
 - a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 00071173-994-LT2-KD for full legal description (the "Land").
 - b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 00071173-994-LT2-KD for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
 - a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
 - b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of \$ _____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Chicago Title Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

This declaration is made with the intention that Chicago Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ____ at _____.

Signature: _____

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
 - a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 00071173-994-LT2-KD for full legal description (the "Land").
 - b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 00071173-994-LT2-KD for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
 - a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
 - b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of \$ _____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Chicago Title Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

This declaration is made with the intention that Chicago Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ____ at _____.

Signature: _____

EXHIBIT IV

EXHIBIT "A"

APN: 6048-012-930

ADDRESS: 1501 E. 103rd Street, Los Angeles, CA 90032

LEGAL DESCRIPTION:

Lot 4 of Tract No. 31566, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 904, Pages 45 and 46 of Maps, in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles the northerly 5.00 feet of said lot for public alley easement purposes.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



[Handwritten signature]
6/8/17

EXHIBIT V


---CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE



DATE: June 6, 2017

TO: David Roberts, Property Manager
General Services Department, Real Estate Division
Mail Stop 706

FROM: *for*  Shahin Behdin, District Engineer
Central District
Mail Stop 503

**SUBJECT: PROPOSED SALE OF SURPLUS CITY-OWNED PROPERTY AT
PUBLIC AUCTION – COUNCIL DISTRICT 15.
APN PTN 6048-012-930**

This office has reviewed your request for the proposed sale of the subject properties. The Bureau of Engineering has no objection to this proposed sale of city-owned property. 103rd Street is a fully dedicated Collector Street. The Alley North of 103rd Street adjacent to the subject property requires a 5-foot dedication to provide a standard 20- foot wide alley right of way.

Improvements require the construction of a half alley with a centerline concrete gutter adjacent to the properties frontage with the alley.

If you have any questions regarding this report, please contact Carl Mills at (213) 482-6701.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

MEMO
5/11/17

Date: May 4, 2017

To: David L. Roberts, Assistant Director
Department of General Services, Real Estate Services Division

From: Patrick J. Schmidt, Acting Manager *Patrick J. Schmidt*
Bureau of Engineering, Geotechnical Engineering Group

Subject: **REQUEST FOR NATURAL HAZARDS DISCLOSURE STATEMENT
INFORMATION, PROPOSED SALE OF 1 LOT LOCATED AT 1501 E. 103RD
STREET, LOS ANGELES, CA 90002 (APN: 6048-012-930), CD 15
W.O. EXX11161** **GEO FILE NO. 17-100**

The Department of Public Works, Bureau of Engineering, Geotechnical Engineering Group (GEO) has reviewed the State of California's Seismic Hazard Maps and the Alquist Priolo Earthquake Fault Zones maps for the subject properties and is disclosing the following:

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes _____ No X

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes _____ No X (Landslide Zone) Yes X No _____ (Liquefaction Zone)

A METHANE OR METHANE BUFFER ZONE, a Department of Building & Safety defined zone, which will require a methane investigation and possible mitigation for enclosed structures, pursuant to Los Angeles Building Code, Ch. 71.

Yes _____ No X

The property does not have any oil wells; however, an oil well is located within 200 feet of the property. We have no evidence of soil contamination in our records.

These disclosures are solely based on the analysis of maps that only estimate where natural hazards exist and not on the results of a field or subsurface investigation. As a result, they are not definitive indicators of whether or not the property will be affected by a natural disaster.

If you have any questions please call Craig Kunesh at (213) 847-0504.

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE



Date: May 17, 2017

To: David Roberts, Assistant Director
Real Estate Services Division
Department of General Services
Attn: Enid Gomez, Senior Management Analyst

From: Maria Martin, Manager
Environmental Management Group
Bureau of Engineering
Department of Public Works

**Subject: SALE OF PROPERTY – 1501 EAST 103rd STREET, LOS ANGELES, CA
(APN 6048-012-930) (W.O. E1903843)
CEQA NOTICE OF EXEMPTION**

Following your request for environmental documentation, we have determined that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to *City of Los Angeles CEQA Guidelines* (Art III, Sec 1, Class 12) and State Guidelines (Sec 15312). The attached Notice of Exemption serves as your record that CEQA review has been completed and it should be retained in the official project file.

This determination is based on the information submitted to us by your office and on our subsequent investigation. Please review the enclosed notice carefully. If the notice incompletely or inaccurately describes the project, the City could be vulnerable to legal challenges. If you think there may be inconsistencies, or if the project description changes, please contact this office for a re-evaluation of the project's exempt status.

The Notice of Exemption may be filed with the Los Angeles County Clerk after the project is approved or a determination is made to carry out the project. Filing with the County Clerk is not usually required but has the advantage of limiting legal challenges to a 35-day period. Without the filing, legal challenges can be filed up to 180 days following commencement of the project. The filing is subject to a \$75 filing fee, which your office will be expected to provide. If you want EMG to file the notice with the County Clerk, please let us know immediately after the project is approved or a determination is made to carry out the project. Project approval can occur in any of several actions, such as authorization to: going into escrow, proceed beyond the pre-design stage, acquire rights of way, expend funds for construction, or advertise for construction bids.

Should you have questions or concerns regarding this notice, please contact James R. Tebbetts of my staff at (213) 485-5732 or james.tebbetts@lacity.org

MM/jrt:CEQA NOE Transmittal Memo
Enclosure: Notice of Exemption

**CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(Articles II and III – City CEQA Guidelines)**

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90850, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS: Environmental Management Group Los Angeles City Engineer 1149 S. Broadway, MS 939 Los Angeles, CA 90015	COUNCIL DISTRICT 15
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PROJECT TITLE: 1501 E. 103 rd Street, Sale of Property	W.O. E1903843	LOG REFERENCE
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PROJECT LOCATION: 1501 through 1505 E. 103 rd Street	TG Page 704 Grid F5
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The subject property is in the process of being declared surplus by the City and will be sold. The property is currently zoned "PF" (Public Facilities) and has a General Plan Land Use Designation of "Public Facilities". The property is currently occupied by the closed Watts Library. This CEQA Document is for the sale of the subject property only.


CONTACT PERSON: James R Tebbetts	TELEPHONE NUMBER: (213) 485-5732
---	---

EXEMPT STATUS: (Check One)	CITY CEQA GUIDELINES	STATE CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Art. II, Sec. 2.b	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Art. II, Sec. 2.a(1)	Sec. 15269(a)
<input type="checkbox"/> EMERGENCY PROJECT	Art. II, Sec. 2.a(2)(3)	Sec. 15269(b)(c)
<input type="checkbox"/> GENERAL EXEMPTION	Art. II, Sec. 1	Sec. 15061(b)(3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION*	Art. III, Sec. 1 Class 12 Cat. 2	Sec. 15312
<input type="checkbox"/> STATUTORY* Art. _____ Sec. _____		

* See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions.

JUSTIFICATION FOR PROJECT EXEMPTION: *California CEQA Guidelines* Section 15312, consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or area wide concern identified in Section 15206(b)(4). Section 15206(b)(4) concerns projects for which an Environmental Impact Report (EIR) and not a Negative Declaration was prepared, and would be located in and would substantially impact the following areas of critical environmental sensitivity: the Lake Tahoe Basin; the Santa Monica Mountains Zone; the California Coastal Zone; an area within 1/4 mile of a wild and scenic river; the Sacramento-San Joaquin Delta; the Suisun Marsh; or the jurisdiction of the San Francisco Bay Conservation and Development Commission. *City of Los Angeles CEQA Guidelines* (Art III, Sec 1, Class 12(2)(c)) exempts the sales of surplus government property except for parcels of land located in an area of statewide interest or potential area of critical concern as identified in the Governor's *Environmental Goals and Policy Report*, prepared pursuant to Government Code Section 65041, et. seq. The project site is not located in such areas.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE:  Mark Martin	TITLE: Environmental Affairs Officer Environmental Management Group	DATE: 5/17/17
FEE: \$75.00	RECEIPT NO.	REC'D BY
		DATE

CATEGORICAL EXEMPTION NARRATIVE

I. HISTORY – Library service for the Watts community began in 1913 when space in the local City Hall was provided for a librarian and a collection of 120 books borrowed from the County Library. In 1957, voters approved a Branch Library Bond Issue, and money was made available for the construction of a new facility. Three years later (1960) the Watts Branch opened its new 3,600 square foot building at 1501 East 103rd Street. Circulation more than doubled in the first year, and in time it became evident that additional space was needed.

In 1991, with the support of the Friends of the Watts Branch Library and the Fifteenth District Council Office and the Community Redevelopment Agency (CRA) of the City of Los Angeles, the City Council approved a proposal to construct a new and larger facility as part of a planned 1.3 acre Watts Civic Center office complex. Groundbreaking for the building was on April 24, 1994, and opened to the public on June 29, 1996. The building at 1501 East 103rd Street closed shortly thereafter.

The subject property is currently in the process of being sold to an adjacent property owner, Kaiser Permanente. Kaiser Permanente wishes to expand their Watts Counseling and Learning Center - located at 1465 E 103rd St., which is directly west of the library. The new facility will be a significant expansion of the current services offered. A specific development proposal (i.e., building plans, elevations, parking layout, etc.) has not been provided for the expansion. The expansion would require the sale of the old library to Kaiser Permanente, as well as authorizing a three-year lease of the former fire station 65, to provide temporary facilities for the Watts Counseling and Learning Center, until construction is complete.

The subject property (1501 E 103rd Street) has a zoning designation of "PF" (Public Facilities) and has a General Plan Land Use Designation of "Public Facilities". Prior to development of the property an application to change the zoning and land use designation would be required to be processed and approved to designated an appropriate zoning and general plan land use designation on the property to permit the site to be utilized by Kaiser Permanente. At that time a full environmental review will be accomplished to determine potential environmental impacts from the proposed development of the property.

II. ENVIRONMENTAL REVIEW - The State CEQA Guidelines (CCR Sec 15300.2) limit the use of categorical exemptions in the following circumstances:

1. Location. Exemption Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may be significant in a particularly sensitive environment. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This project is the sale of surplus City property at this location. The project is currently developed with a closed public library and an area for off-street parking. As such it is exempt under Class 12, the sale of the property will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted

pursuant to law by federal, state, or local agencies Therefore, this exception has no application here.

2. Cumulative Impact. This exception applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant.

This project is the sale of surplus City property at this location. The project is currently developed with a closed public library and an area for off-street parking. There are no other known projects that could involve cumulatively significant impacts in the general area. Therefore, this exception has no application here.

3. Significant Effect. This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

This project is the sale of surplus City property at this location. The project is currently developed with a closed public library and an area for off-street parking. There are no known issues that would have a significant effect due to unusual circumstances at the project site. Therefore, this exception has no application here.

4. Scenic Highway. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

This project is the sale of surplus City property at this location. The project is currently developed with a closed public library and an area for off-street parking. The proposed project is not within sight of any state designated scenic highway resource. Therefore, this exception has no application here.

5. Hazardous Waste Site. This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5.

This project is the sale of surplus City property at this location. The project is currently developed with a closed public library and an area for off-street parking. The State Department of Toxic Substances Control Website (at Envirostor, www.envirostor.dtsc.ca.gov) and the California Water Quality Control Board Website (at Geotracker, <https://geotracker.waterboards.ca.gov/>) were visited on May 3, 2017. No sites have been listed on the Environstor or Geotracker websites related to hazardous materials or soils contamination at the project site.

A review of our Department's records and the records of the City of Los Angeles Fire Department's (LAFD) Hazardous Materials Business Plans Unit indicates that there are no records available pertaining to hazardous substances for the subject property. This is based on a review of City of Los Angeles Fire Department's listing of *In-Active Hazardous Materials (HM) Listing (April 3, 2017)* (https://issuu.com/lafd/docs/cupa_-_in

active_hm_inventory_f8bb3bad66742e?e=17034503/47828763) and *Active Hazardous Materials (HM) Listing (April 3, 2017)* (https://issuu.com/lafd/docs/cupa_-_active_hm_inventory_5dc52d68ce0f9a?e=17034503/47828752).

A review of our department's records and the records of the LAFD's Fire Prevention Records Unit ([Underground Storage Tanks (USTs)]) indicates that there are no records available pertaining to hazardous substances for the subject property. This is based on a review of City of Los Angeles Fire Department's review of their records.

There are no other unusual circumstances known to this office. The proposed project area is not listed as a hazardous waste site. Therefore, this exception has no application here.

6. Historical Resources. This exception applies when a project may cause a substantial adverse change in the significance of a historical resource.

A review of ZIMAS (Zone Information and Map Access System), Property Information from City Planning and Office of Historic Resources the project is not listed as a historic resource (*Historic-Cultural Monument (HCM) List City Declared Monuments*, February 8, 2017), a historic preservation review is not required, and the site is not in a historic preservation overlay zone (HPOZ).

While the project activities will occur within previously disturbed areas (grading and installation of AC pavement, sewer lines, other utilities, construction of the building) there is a probability that archaeological/cultural resources may be found during any digging/trenching activities within the project area. If archaeological/cultural resources are uncovered, City standard construction specifications require the contractor to cease excavation and to notify the construction manager. In turn, the construction manager contacts the Bureau of Engineering Environmental Management Group to have the find evaluated and handled in accordance with applicable requirements. When excavation activities are allowed to resume, the excavation shall be at the direction of the construction manager. Work in other areas of the project site may continue during this time.

There are no other unusual circumstances known to this office. Therefore, a substantial adverse change in the significance of historical resources is not anticipated and this exception has no application here.

FIGURE 1 - SITE LOCATION

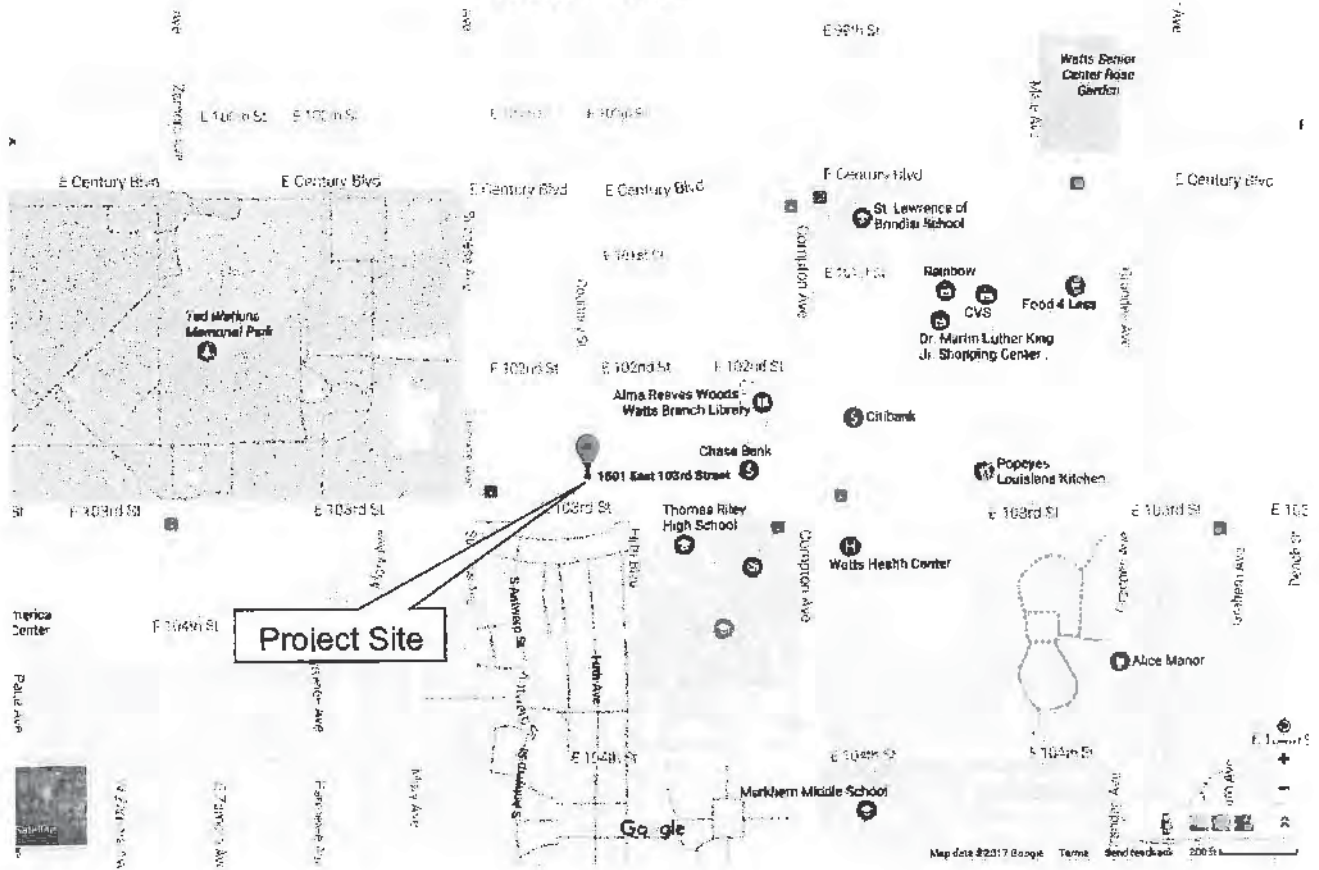
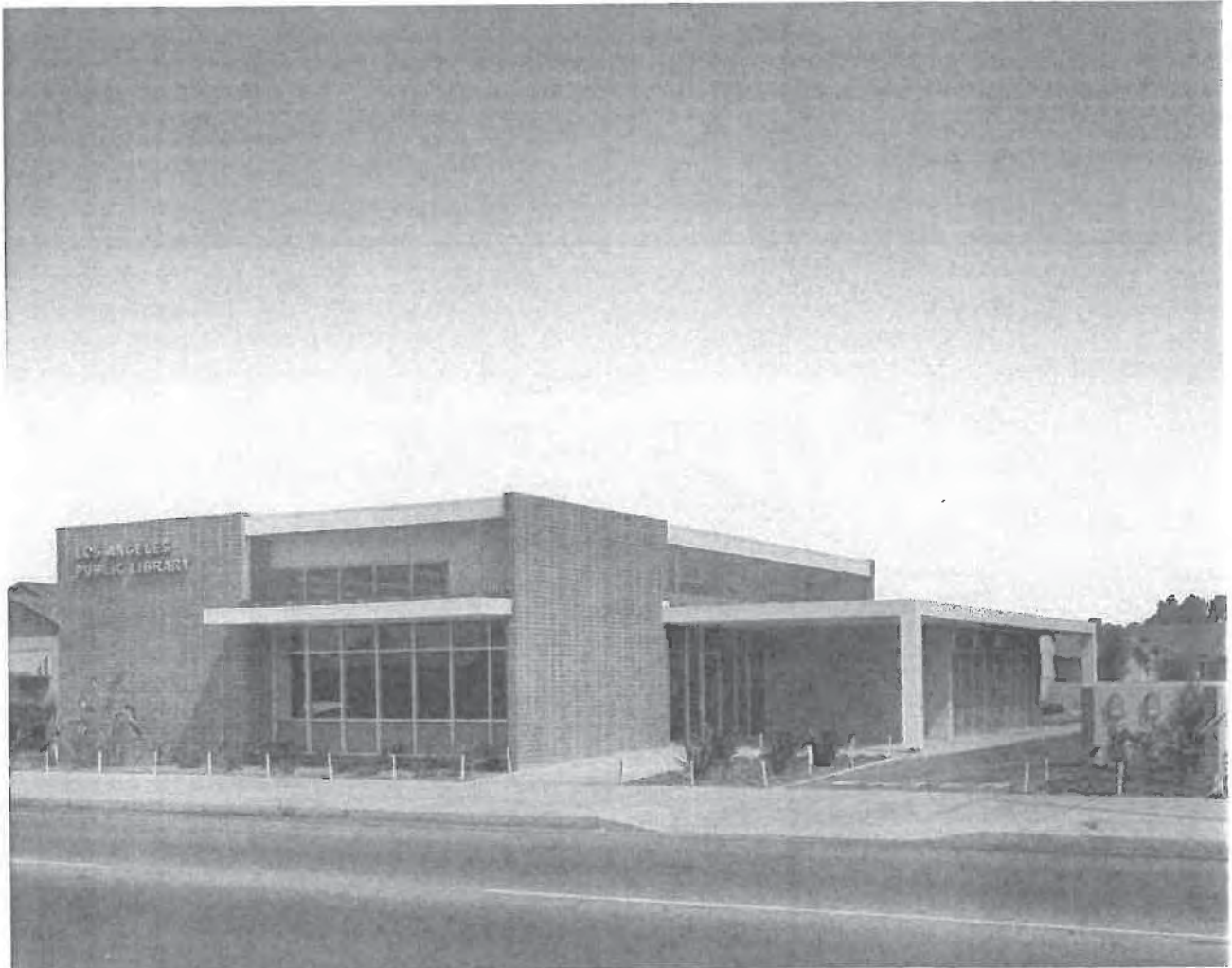


FIGURE 2 – VIEW OF BUILDING (1)



Source: <https://www.lapl.org/branches/watts/history>

Notes:

1. Date of photo unknown.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 27, 2017 (amended)

To: David Roberts, Assistant Director
Real Estate Services Division
Department of General Services
Attn: Erid Gomez, Senior Management Analyst

From: ~~Maria Martin, Manager~~
Environmental Management Group
Bureau of Engineering
Department of Public Works

Subject: **HAZARDOUS SUBSTANCE DISCLOSURE FOR 1501 EAST 103rd STREET, LOS ANGELES, CA 90002 (APN 6048-012-930) (SUBJECT PROPERTY) - COUNCIL DISTRICT 15 - W.O. E1903843**

In response to your request, the Department of Public Works, Bureau of Engineering has reviewed the city's records to provide the information required by state law to be disclosed to prospective purchasers of the city-owned *commercial* property named above. Findings of a visual inspection indicate that the property is occupied by the closed Watts Library, currently being used by community groups in the 15th Council District.

The following representation is based solely on the foregoing information and not on any sampling or sub-surface investigation. As a result, it is not a definitive indicator of whether or not the subject property has been affected by a release of a hazardous substance. This information is a disclosure and is not intended to be part of any contract between the city and the purchaser.

A review of our Department's records and the records of the City of Los Angeles Fire Department's (LAFD) Hazardous Materials Business Plans Unit indicates that there are no records available pertaining to hazardous substances for the subject property. This is based on a review of City of Los Angeles Fire Department's listing of *In-Active Hazardous Materials (HM) Listing (April 3, 2017)* (https://issuu.com/lafd/docs/cupa_-_inactive_hm_inventory_f8bb3bad66742e?e=17034503/47828763) and *Active Hazardous Materials (HM) Listing (April 3, 2017)* (https://issuu.com/lafd/docs/cupa_-_active_hm_inventory_5dc52d68ce0f9a?e=17034503/47828752).

A review of our department's records and the records of the LAFD's Fire Prevention Records Unit ([Underground Storage Tanks (USTs)]) indicates that there are no records available pertaining to hazardous substances for the subject property. This is based on a review of City of Los Angeles Fire Department's review of their records.

Although not legally required, the following natural hazards information is provided for discretionary disclosure. As with the foregoing disclosure, these representations are based on the city's knowledge and analysis of maps drawn by city, state and federal agencies. As a result, they are not definitive indicators of whether or not the property will be affected by a natural disaster. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

1. An EARTHQUAKE FAULT ZONE pursuant to §2622 of the Public Resources Code?

Yes _____ No X

This information to be provided by the Bureau of Engineering, Geotechnical Engineering Group. See inter-department correspondence dated May 4, 2017, submitted by Geotechnical Engineering Group.

2. A SEISMIC HAZARD ZONE pursuant to §2696 of the Public Resources Code?

Yes _____ No X (Landslide Zone) Yes X No _____ (Liquefaction Zone)

This information to be provided by the Bureau of Engineering, Geotechnical Engineering Group. See inter-department correspondence dated May 4, 2017, submitted by Geotechnical Engineering Group.

3. A SPECIAL FLOOD HAZARD AREA (any type Zone "A" or "V") designated by the Federal Emergency Management Agency?

Yes _____ No X

Source: FEMA Panel Number - 060137 0092 C Effective Date - 12/02/1980. The property is found in Zone C - Areas determined to be outside the 100-year and 500-year floodplain, determined to be outside the 1% and 0.2% annual chance floodplains.

4. An AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to §8589.5 of the Government Code?

Yes X No _____

Source: Exhibit G *Inundation & Tsunami Hazard Areas in the City of Los Angeles* (City of Los Angeles General Plan, Safety Element)

5. A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to §51178 or 51179 of the Government Code?

Yes _____ No X

Source: NavigateLA, May 8, 2017

6. Pursuant to §4125 of the Public Resources Code, there are **NO WILDLAND AREAS THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** within the City of Los Angeles.

1501 East 103rd Street

W.O. E1903843

The subject property contains the 'Old Watts Library.' The building was constructed in 1960 As such it may contain hazardous materials such as asbestos, lead-based paint, and polychlorinated biphenyls (PCB's). As such, prior to any remodeling or demolition the building should be tested for hazardous materials. If hazardous materials are indicated, they should be removed and disposed of per current City, County, State and Federal regulations.

If you have any questions, please do not hesitate to telephone James R. Tebbetts at (213) 485-5732 or email at james.tebbetts@lacity.org .

EXHIBIT VI

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

June 13, 2017

TO: David Roberts, Property Manager
General Service Department
Real Estate Services Division

FROM: Craig Weber, Principal City Planner CW
Department of City Planning
Community Planning Division

SUBJECT: **1501 E 103rd Street,**
APN 6048-012-930

We have received your request for comment regarding the sale of 22,392-square-foot rectangular shaped parcel located at 1501 E 103rd Street in the Watts community, which is located within the Southeast Los Angeles Community Plan area.

The subject property is designated for Public Facilities uses within the Southeast Los Angeles Community Plan area, and is zoned PF-1, which is a zone that allows the construction and use of municipally owned public facilities. A process to update the Southeast Community Plan is currently underway, and the subject parcel is proposed to be changed to a Community Commercial land use designation, with a zone C2-2D-CPIO. The subject property is also proposed to be located within the Transit Oriented District of the draft Community Plan Implementation Overlay (CPIO).

Taking advantage of nearby transit infrastructure, the new planning and zoning proposed for the site envisions a range of commercial, residential, and institutional uses, including medical offices and hospital uses. The proposed regulations would require a minimum of two stories and a maximum of four stories for any non-residential projects at the site. The proposed regulations would also impose pedestrian oriented development standards intended to ensure that new construction is compatible with the intended transit-orientation of the neighborhood. The proposed Community Plan and its accompanying regulations will be considered by the City Planning Commission on June 22, 2017, and will be before the City Council for adoption later in 2017. In the absence of the proposed Community Plan, and General Plan amendment and zone change would be needed to establish more appropriate planning and zoning for the site given that it would no longer be under municipal ownership. Drafts of the Community Plan and accompanying documents can be found at <https://sites.google.com/site/seastlancp/>

Of particular note, the adjacent alley is planned for conversion to a "green alley" that would maintain the alley as public right-of-way, but would incorporate open space amenities as well as storm water infiltration. Additional information on the proposed green alley is available through the Bureau of Sanitation. Additionally, the adjacent property at 1522 E 102nd Street is the location of a proposed Children's Institute, a non-profit family resource center. A significant public process, inclusive of City resources and participation, has been underway in the design and execution of that project. For this reason, great care should be taken in the execution of any future projects on the subject property located at 1501 E 103rd Street. Of particular concern, attention should be given to the connection of any public spaces proposed at the subject location in how they related to the proposed green alley, as well as public spaces at the Children's Institute site. It may be appropriate for sale of the subject property to be made with contingencies for the City to ensure ultimate design compatibility with currently proposed adjacent public resources. Please contact me at directly at 213-978-1311, if you need any additional information.

EXHIBIT VII

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

February 27, 2017

Honorable Joe Buscaino
Councilmember, Fifteenth District
Room 410, City Hall

Attention: Jenny Chavez, Chief of Staff

**PROPOSED SALE OF SURPLUS CITY-OWNED PROPERTY
OLD WATTS LIBRARY – COUNCIL DISTRICT 15**

The Real Estate Services Division (RES) is processing the City-owned property identified on the attached assessor map, to be declared surplus for sale to Kaiser Permanente, to expand their Watts Counseling and Learning Center. The Property, the old Watts Library, is located at 1501 E. 103rd Street, Los Angeles, CA 90002; Assessor Parcel Number (APN) 6048-012-930.

Your comments are invited, on the attached form, relative to the proposed sale. Also, your response within 30 days of this letter is sincerely appreciated. Please return a signed copy of this letter to Room 201 City Hall South, Real Estate Services Division, Mail Stop 706, attention: Property Manager. If we do not hear from you within this time frame, we will assume you have no objections to the proposed sale.

Should you need additional information, contact RES staff member Enid Gomez, Senior Management Analyst, at (213) 922-8547 or via e-mail at Enid.Gomez@lacity.org.


Tony M. Royster
General Manager

Attachments



SUBJECT: PROPOSED SALE OF CITY-OWNED SURPLUS PROPERTY

Property: 1501 E. 103rd Street, Los Angeles, CA 90002 (APN: 6048-012-930)

Please check one:

1. _____ I have no objections to the proposed sale.

Comments:

2. _____ I object to the proposed sale.

Comments:

Print Name and Title

Signature

Date

SEARCH NO

Z.O. Files 12-26

2012042406-26
 2013030502-28
 201408090803002-14

900627
 199042104
 20051072200001-14

900911
 90051808
 9005190800001-14

REMOVED
 75122804
 900604000001-14

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P. A.
 6048-12

6048 12 SHEET

2016



MAPPING AND GIS
 SERVICES
 SCALE 1" = 100'

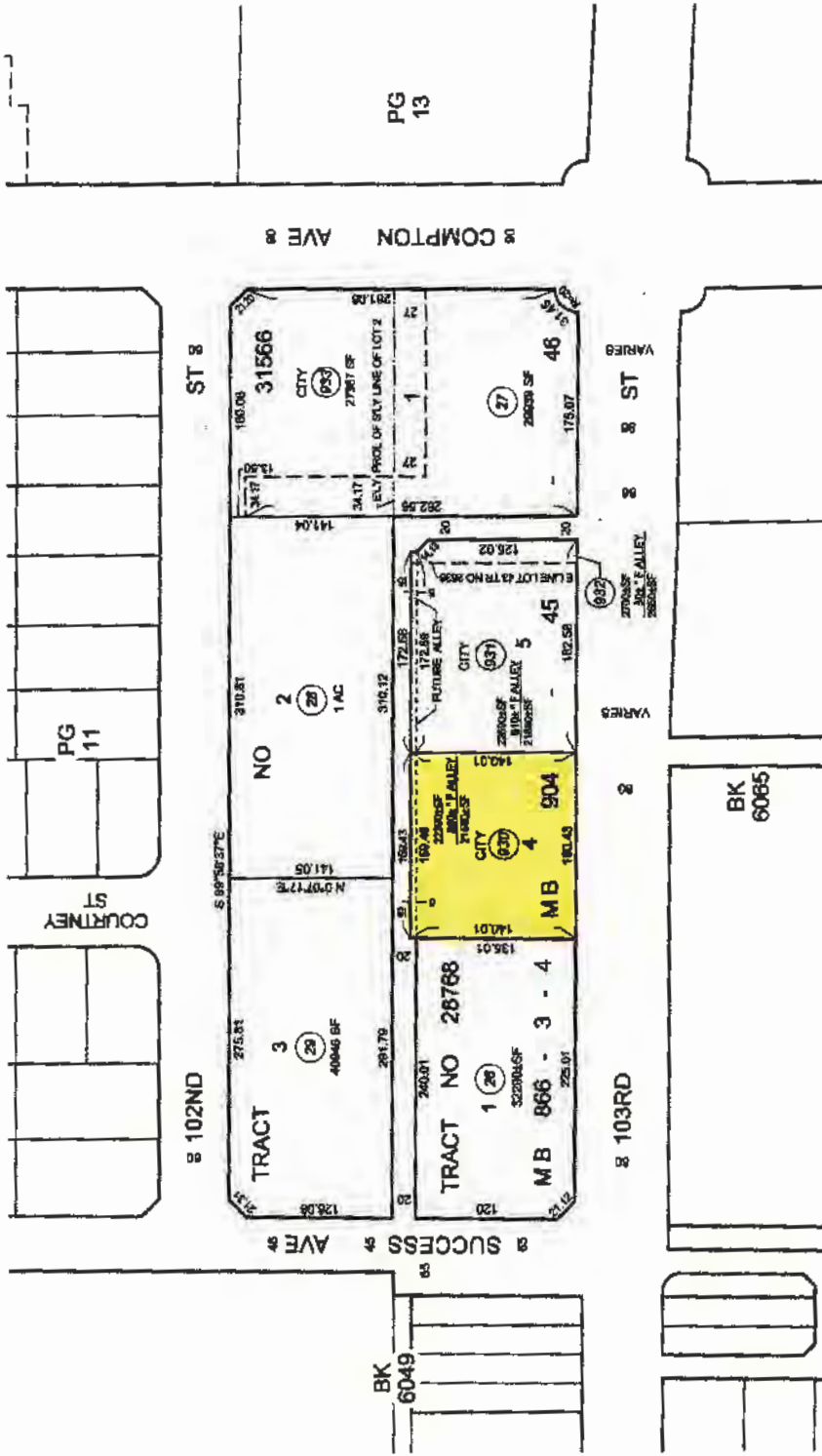


EXHIBIT VIII

APPRAISAL REPORT

**Old Watts Library Property
1501 E. 103rd Street
Community of Watts
City of Los Angeles, CA**





June 23, 2020
Our File No. 20-11

City of Los Angeles
Department of General Services
Real Estate Services Division
111 E. 1st Street, Room 201
Los Angeles, California 90012

Attn: Mr. David L. Roberts

Re: Appraisal of the Old Watts Library
1501 E. 103rd Street
Community of Watts
City of Los Angeles, California

Ladies & Gentlemen:

Pursuant to your request and authorization, we have conducted the investigations and analyses necessary to form an opinion of the highest and best use as well as the current market value of the fee simple interest in the community center property, that was a former library, located at 1501 E. 103rd Street, Los Angeles, CA 90002.

Based on the investigations undertaken and the analyses made, we have formed the opinion, subject to the Assumptions and Limiting Conditions set forth in the appraisal which follows, that the property described herein has a market value of the fee simple estate, as of June 23, 2020, as follow:

SEVEN HUNDRED THIRTY-FIVE THOUSAND DOLLARS

\$735,000

The appraisal report, which follows, sets forth the data and analyses upon which our opinion of market value is in part, predicated.

Respectfully submitted,

A handwritten signature in blue ink that reads "Peter B. Finnerty".

Peter B. Finnerty, MAI
Certified General Real Estate Appraiser
California Certificate No. AG001937

EXECUTIVE SUMMARY

Property Type
and Location: Former Library
1501 E. 103rd Street
Community of Watts
Los Angeles County, California

APN: 6048-012-930

Date of Value: June 23, 2020

Property Rights: Fee Simple Interest

Site Data

Size: 22,392 Gross Sq. Ft. or 0.51 of an Acre Gross
21,595 Net Sq.Ft. or 0.50 of an Acre Net
Shape: Rectangular
Density: 0.17 FAR
Zoning: PF, Public Facilities
The general plan designation is also Public Facilities

Under the General Plan Footnotes for the Southeast Los Angeles General Plan, if a property is declared surplus and available for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500' of the property boundary and still be considered to be consistent with the general plan. Within 500' of the subject property, the zoning includes R1, single-family residential, R2, two-family residential, CR, limited commercial, and C4, commercial.

Improvement Data

Type: Former Library Building
Year Built: Late 1960's
Building Area: 3,571 sq.ft. gross building and net rentable area
Status: Currently used as a community center

Highest and Best Use

“As If” Vacant: Development with either multi-family residential use or medical related commercial use.

“As Improved”: Demolish the existing structure and development with either multi-family residential use or medical related commercial use.

VALUATION

SALES COMPARISON APPROACH: \$735,000
FINAL VALUE OPINION: \$735,000

ESTIMATED EXPOSURE TIME: 2-6 Months

AERIAL VIEW OF THE SUBJECT PROPERTY



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CERTIFICATION 49

ADDENDA:

- Comparable Land Sale Data Photographs & Plat Maps
- Comparable Commercial Property Sale Data Summary & Analysis
- Qualifications
- Partial List of Clients



INTRODUCTION

Purpose of the Appraisal Assignment and Property Identification

The purpose of this appraisal and report are to set forth the data, analyses, and conclusions supporting our opinion of the highest and best use as well as the current market value of the fee simple estate in the subject property.

The subject property is used as a community center and was a former library building located at 1501 E. 103rd Street, Los Angeles, CA 90002.

The opinions set forth in this report are subject to the Assumptions and Limiting Conditions presented beginning on page 4.

Appraisal Reporting Option

In compliance with Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice, this appraisal report has been prepared under the written Appraisal Report option.

Scope of the Appraisal Process

The scope of the appraisal process involved applying the applicable recognized methods and techniques that are necessary in order to produce a credible appraisal. The procedures used for this assignment are summarized as follow:

1. A personal inspection of the subject property and the neighborhood were completed.
2. Analyses of the characteristics and development trends for the competing markets and the neighborhood were conducted.
3. An analysis of the highest and best use of the subject property was made, giving consideration to existing zoning, as well as current and prospective uses for the property.
4. Research and analysis were conducted to collect and verify market data related to the subject property and comparable properties.
5. The appraisal was completed by developing a value indication from the applicable valuation approach.
6. A written report was prepared to provide an identification and description of the subject property, to summarize the market data considered, and to summarize the analysis and conclusions leading to the opinion of value for the subject property.



This appraisal and report have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation as well as the Code of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute in effect as of the date of the report.

Date of Valuation

The opinions expressed in this report are stated as of June 23, 2020.

The effective date of the report is the same date as set forth on the transmittal letter.

Interest Appraised

This appraisal includes a valuation opinion of the fee simple estate.

Market Value Defined

The term "market value"¹ is defined as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

¹ Office of the Comptroller of the Currency 12CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f).



This appraisal is predicated on an all cash to the seller transaction at a price equal to the value conclusion reached in this appraisal along with a reasonable exposure time in the open market ranging from 2 months to 6 months prior to the date of value.

Fee Simple Estate Defined

The term "fee simple estate"² is defined as follows:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Highest and Best Use Defined

"Highest and Best Use"³ is an appraisal concept which has been defined as follows:

1. The reasonably probable use of property that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating that price that it would be willing to bid. (International Valuation Standards)
3. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Intended Use of the Appraisal and the Intended User

This appraisal is intended for use by the intended user for their specific need.

The intended use of the appraisal is to assist the intended user in the decision making process regarding a potential sale of the subject property.

The intended user of the appraisal and the client is the Department of General Services of the City of Los Angeles.

² The Dictionary of Real Estate Appraisal, (Chicago, Illinois: The Appraisal Institute 2015), 6th edition, p. 90.

³ Ibid, pg. 109



Use of this appraisal by anyone else for any other purpose is not intended.

Assumptions and Limiting Conditions

The analyses and opinions set forth in this appraisal are subject to the following assumptions and limiting conditions:

No responsibility is assumed by us for matters which are legal in nature. No opinion of title is rendered, and the property is appraised as though free of all encumbrances and the title is assumed to be marketable.

No survey of the boundaries of the property was undertaken by us. All areas and dimensions furnished to us are presumed to be correct.

No soils report was uncovered in our investigations. For purposes of this appraisal, it is assumed that a soils report would not reveal any adverse soil conditions that would negatively affect the value of the subject property, unless specifically set forth in this report. However, no representations are made by us as to these matters.

No opinion is expressed as to the value of sub-surface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.

This appraisal is predicated on the assumption that the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers, unless otherwise stated in the appraisal. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, lead-based paint, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that no such material exists on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

A preliminary title insurance policy prepared by Chicago Title Company (Order No. 00071173-994-LT2-KD) dated April 3, 2017 was uncovered during our investigations. It appears that typical public utilities easements exist which do not negatively impact the value of the property which is the subject of this appraisal. According to the preliminary title insurance report reviewed, the subject property is subject to an alley easement, an oil and gas lease, plus several Covenants, Conditions, and Restrictions (CC&R's). The impact on value from the alley easement is considered in reaching the value opinion set forth in this appraisal. The oil and gas lease does not include any rights of surface entry and applies to the land area below a depth of 500' from the surface. The oil and gas lease does not appear to have a negative impact on the value of the subject property. A review of the CC&R's did not uncover anything that appears to be detrimental to the value of the subject property.



It is assumed that the subject property is in compliance with the Americans with Disabilities Act (ADA) in reaching the valuation opinion set forth in this appraisal. The regulations affecting real estate are recorded under Title III of the ADA in 28 CFR, Part 36. The appraisers are not experts regarding the subjects' compliance with this act.

Information contained in this appraisal has been gathered from sources which are believed to be reliable, and, where feasible, has been verified. No responsibility is assumed for the accuracy of information supplied by others.

We assume no responsibility for economic or physical factors which may affect the opinion herein stated which may occur at some date after the date of value.

No soil report on the subject property was uncovered in our investigations. It is assumed that the soil conditions and underlying geological formations are adequate and can support any existing or proposed highest and best use improvements. No representations are made by us as to these matters.

The subject property is appraised assuming it to be under responsible ownership and competent management.

The forecasts of future events which influence the valuation process are predicated on the continuation of historic and current trends in the market as perceived as of the date of value. The actual outcomes may differ due to changes in the environment between the date of value and the future date involved in the forecast.

Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the appraisal. They should not be considered as surveys nor relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from this report.

Your appraiser has inspected, as far as possible, by observation, the land and improvements thereon; however, it was impossible to personally inspect all of the improvements or hidden structural and mechanical components within the improvements; therefore, no representation is made as to these matters unless specifically considered in the appraisal.

No engineering survey has been made by us. Except as specifically stated, data relative to size and area were taken from sources considered reliable. No encroachment of real property improvements is considered to exist, unless otherwise specified.

No opinion is intended to be expressed on matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

We shall not be required, by reason of this appraisal, to give testimony or to be in attendance in court or any governmental or other hearing with reference to the property without prior arrangements having first been made with us relative to such additional employment.



The signatory of this appraisal is a member of the Appraisal Institute. The Bylaws and Regulations of the Appraisal Institute require each member to control the use and distribution of each appraisal signed by such member. Therefore, except as hereinafter provided, the party for whom this appraisal was prepared may distribute copies of this appraisal, in its entirety, to such third parties as may be selected by the party for whom this appraisal was prepared; however, selected portions of this appraisal shall not be given to third parties without the prior written consent of the signatory of this appraisal. Further, neither all nor part of this appraisal shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatory of this appraisal.

Legal Description

The legal description of the subject property, according to the preliminary title insurance report previously referenced, is as follows:

Lot 4 of Tract No. 31566, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 904, pages 45 and 46 of maps, in the Office of the County Recorder of said County.

Ownership

City of Los Angeles

Property History

The current owner has owned the property for longer than 5 years based upon our investigations of the public records. There have been no title changes over the prior 5 years, except for transfers back and forth between the City of Los Angeles and the Community Redevelopment Agency of the City of Los Angeles.



SITE DESCRIPTION

Location

The subject site is located along the north side of E. 103rd Street and approximately 400' west of Compton Avenue, Community of Watts, City of Los Angeles, California. The street address is 1501 E. 103rd Street, Los Angeles, CA 90002.

A copy of the Plat Map is included for reference on the following page. Street scene photographs are included on page 12.

Size and Shape

The subject property has a gross site area of 22,392 square feet, or approximately 0.51 of an acre gross. After deducting a strip of land 5' wide along the north boundary of the site that is subject to an alley easement (797 sq.ft.) from the gross site area, the resulting net site area is 21,595 sq.ft., or 0.50 of an acre.

The site area figures are calculated based on the boundary measurements set forth on the Los Angeles County Assessor's Parcel Map.

The site is an interior parcel that is rectangular in shape with 160' of frontage along the north line of E. 103rd Street. The site has a depth of approximately 141'.

Topography and Drainage

The topography of the subject site is fairly level at street grade. Drainage is toward the adjacent streets and into the local flood control system.

Soils and Geology

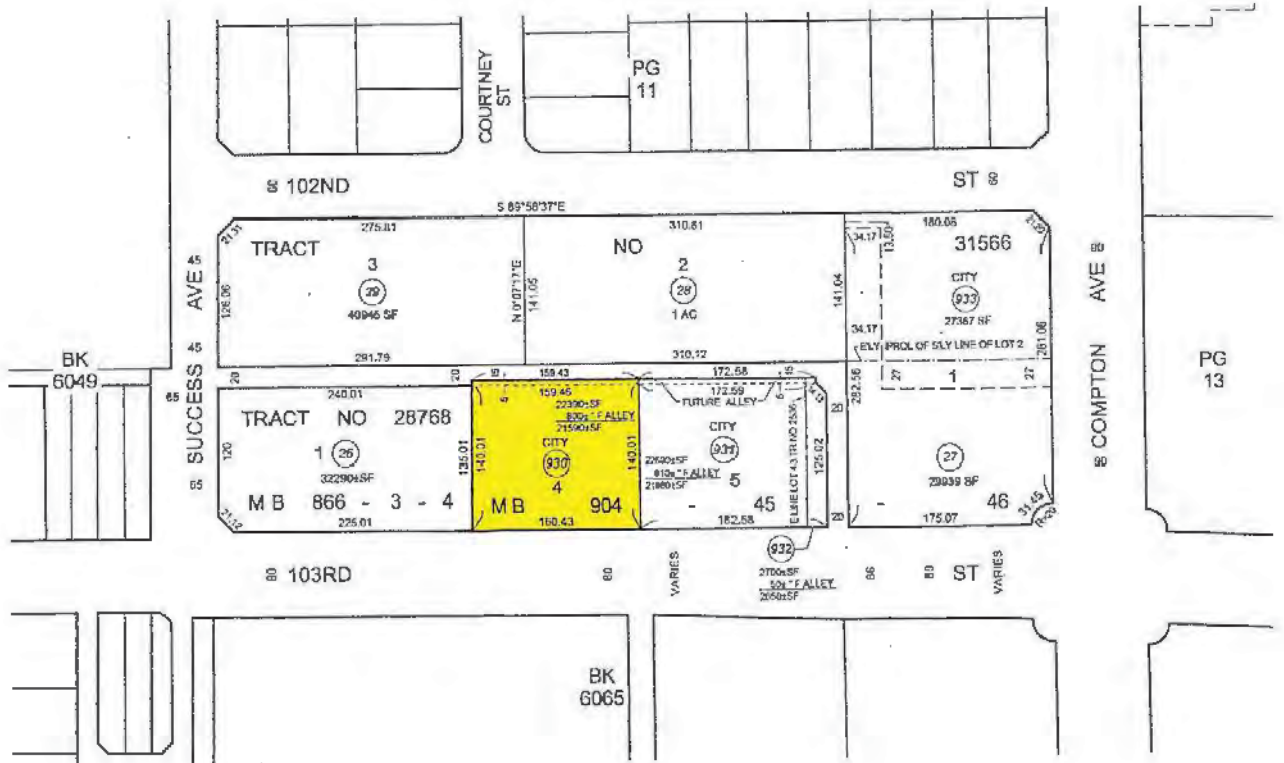
No soils or geotechnical reports were uncovered in our investigations. It is assumed that soil conditions are fairly stable and that the underlying geological formations are adequate to support any existing or proposed highest and best use improvements. No representations, however, are made concerning these matters.

Utilities

Based on our on-site inspection of the property, it appears that all utility services are available and serving the subject site. Suppliers of utility services in the local area are as follow:

Water	City of Los Angeles DWP
Sewer	City of Los Angeles DWP
Electricity	City of Los Angeles DWP
Natural Gas	Southern California Gas Company

PLAT MAP





Easements, Covenants, Conditions, and Restrictions

A preliminary title insurance policy prepared by Chicago Title Company (Order No. 00071173-994-LT2-KD) dated April 3, 2017 was uncovered during our investigations.

It appears that typical public utilities easements exist which do not negatively impact the value of the property which is the subject of this appraisal.

According to the preliminary title insurance report reviewed, the subject property is subject to an alley easement, an oil and gas lease, plus several Covenants, Conditions, and Restrictions (CC&R's).

The impact on value from the alley easement is considered in reaching the value opinion set forth in this appraisal.

The oil and gas lease does not include any rights of surface entry and applies to the land area below a depth of 500' from the surface. The oil and gas lease does not appear to have a negative impact on the value of the subject property.

A review of the CC&R's did not uncover anything that appears to be detrimental to the value of the subject property.

The most recent of the CC&R's (Doc. No. 138643) recorded February 6, 2015, includes a grant deed from the grantor (CRA/LA, a designated local authority) to the grantee (City of Los Angeles, a charter city). In addition to the grant deed, there is a covenant that restricts the use of the property to primarily government use for a period of no less than 30 years following the recordation of the grant deed. In the event the grantee sells or transfers the property prior to the expiration of the thirty year period, grantee shall cause the property to be appraised and an amount equal to the appraised value shall be paid to the grantor for the benefit of the affected taxing entities within 30 days of the sale or transfer of the property.

Nuisances and Hazards

Based on a physical inspection of the subject site and the surrounding area, the subject site does not appear to be impacted with hazards or nuisances.

The site is located in Flood Zone X, which is not a flood hazard area, according to Panel No. 06037C 1805F on the map dated September 26, 2008.

The site is not located in a seismic hazard area based on our investigations.

There is occasional exterior audible aircraft noise nuisance from operations at Los Angeles International Airport located to the west.

This appraisal is predicated on the assumption that the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraisers, unless otherwise stated in the appraisal. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos or lead-based paint, or other



potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that no such material exists on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

Zoning and Planning

The zoning and the general plan land use designation for the subject property is Public Facilities. Under the General Plan Footnotes for the Southeast Los Angeles General Plan, if a property is declared surplus and available for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500' of the property boundary and still be considered to be consistent with the general plan.

Within 500' of the subject property, the zoning includes R1, single-family residential, R2, two-family residential, CR, limited commercial, and C4, commercial.

Based on the evidence from the various market overviews set forth in the Market Analysis section of this report, it appears that the land uses that indicate the strongest potential demand and the highest underlying land value are multi-family residential and medical related commercial. Both of these uses would be allowed under the C4, commercial zoning.

The PF zoning allows farming and nurseries under transmission rights-of-way, public parking facilities under freeway rights-of-way, fire stations, police stations, public libraries, post offices, public health facilities, and public schools.

The C4 zoning allows a variety of retail, service commercial, professional and medical offices, financial institutions, and multi-family residential uses.

There are no site development standards for the PF, Public Facilities, zoning. The site development standards for the C4 zoning are set forth in the table which follows.

**City of Los Angeles
Development Standards**

	<u>C4 - Commercial</u>
Minimum Lot Area	None
Minimum Lot Width & Frontage	None
Minimum Lot Depth	None
Maximum Bldg. Height	No Limit
Maximum Lot Coverage	None
Maximum Density	1.5 FAR for commercial Max. of 109 Du's/Ac for residential
Setbacks - Front Yard	None/15' if residential
- Side Yard	None/5' if residential
- Rear Yard	None/15' if residential
Parking Requirements	Medical - 1 space per 200 sf of bldg. area Multi-Family - 1 for a studio, 1.5 for a 1br unit, and 2 for 2+ br units.



The existing community center use of the former library building is a conforming use under the existing PF zoning. The building improvements, density of development, set backs, and parking also appear to be in conformity with the PF zoning.

Streets & Access

Access to the subject site is via one driveway along the north side of 103rd Street as well as from a 20' wide alley running along the northern property boundary.

East 103rd Street is a secondary street that is 80' wide. East 103rd Street is an asphalt paved street with 2 lanes of traffic in each direction. East 103rd Street is improved with concrete curbs, gutters, sidewalks, fire hydrants, and street lights.

The nearest freeway, the Century Freeway (I-105), is accessible within 1.5 miles to the south of the subject property. Access to the freeway is from access ramps along either Central Avenue or Wilmington Avenue, which are located to the west and east of the subject property, respectively.

The nearest commuter transit station is along 103rd Street to the east of Compton Avenue approximately 2 blocks to the east.

Summary and Analysis

The subject site is rectangular in shape, is fairly level, and has all utilities available and servicing the site. The subject site is similar in size to other surrounding sites in the local area.

Access to the site, freeway access, and street visibility are average to good.

The existing use and improvements appear to be legally conforming with the current zoning standards.

STREET SCENES



View of E. 103rd Street looking in a westerly direction



View of 103rd Street looking in an easterly direction



View of the alley running along the northern property boundary looking in an easterly direction



View of the alley running along the northern property boundary looking in a westerly direction



THE IMPROVEMENTS

The appraiser inspected the interior and exterior of the subject property on June 22, 2020. The parcel is improved with a former library building being used as Community Youth Center as a part of the Watts Civic Center.

The former library building is constructed with average quality materials and appears to be in average condition. The total building area is approximately 3,571 square feet. The area calculations are from measurements taken by Pacific Real Estate Consultants.

A site plan and subject property photographs are included for reference beginning on page 17.

The actual density of development, or gross building area to site area ratio (FAR) based on the net lot size of 21,595 square feet and a 3,571 sq.ft. building is 0.17:1. The low FAR indicates that surplus land is available for additional building area improvements.

We were unable to uncover the actual age of the construction of this building. Based on the materials used and the design, the building appears to have been constructed in the late 1960's.

The one-story structure has a concrete perimeter foundation and footings. The structure is constructed with steel reinforced brick plus wood frame and stucco along with decorative sliced rock tiles. There are wood bulkhead panels in metal frames beneath the windows. The roof covering is rolled composition.

The interior of the building includes a large open room, an office area, and two sets of restrooms.

There is 175 amps of electrical power. Heating and cooling is via a forced air natural gas powered system. Windows are single-pane in metal sashes.

The interior finishes include painted brick walls and painted drywall. The ceilings are 1'x1' concealed spline acoustic panels in the main room, painted drywall in the restrooms, and exposed ceiling joists in the office area. Lighting is surface mounted fluorescent fixtures. The floor coverings are carpet over vinyl tile and ceramic tile in the restrooms. The men's restroom contains 1 toilet, 1 urinal, and 1 wall mounted sink. The women's restroom contains 2 toilets and 1 wall mounted sink. Both bathrooms have ceramic tile wainscots and vent fans.

The total number of required on-site parking spaces for the subject property, based on a library or community center use parking requirement of 1 parking space for every 500 sq.ft. of gross floor area, is 7 spaces.

There are approximately 39 open parking spaces on-site. The parking appears to be in excess of the requirements by the zoning.

Site improvements include chain link fencing, concrete block walls, barbed wire, rolling access gate from the alley, metal railing fencing and electronic gate along the street elevation, concrete driveway and sidewalks, asphalt paving, brick pavers, a pylon illuminated sign with a message board, and landscaping.



The subject site and building improvements appear to be legally conforming and consistent with the requirements of the PF zoning development standards, which appear to be applied on a case-by-case basis.

Accrued depreciation that is observed is attributable to deferred maintenance or physical deterioration. The improvements on the subject property appear to be suffering from functional obsolescence due to the low FAR. There does not appear to be any external obsolescence impacting the value of the subject property improvements.

The subject improvements are in average condition. The subject improvements are chronologically approximately 52 years old, as of the date of value.

Due to average maintenance as well as the renovations and modernizations made over time, we have estimated the effective age to be less than the chronological age, or 45 years old.

Our estimate of accrued depreciation is based on a 45 year old effective age and an economic life of 45 years. This results in an estimate of accrued depreciation of 100% of the replacement cost new plus entrepreneurial incentive. The remaining economic life of the building improvements appears to be over since the value of the land has increased to a level that exceeds the value of the property "as improved".

Comments and Conclusions

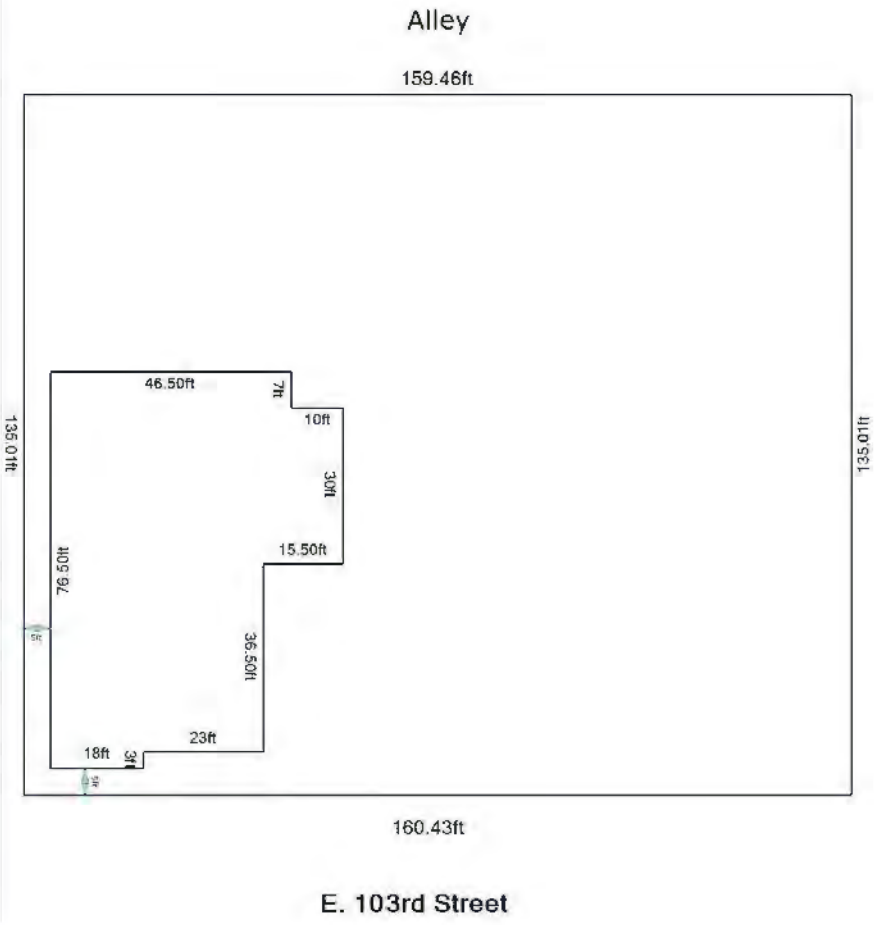
The subject improvements are of average quality construction and are in average condition. The improvements are used as a community center and the improvements appear to have reached the end of their economic life.



**1501 E. 103rd STREET, LOS ANGELES, CA
BUILDING CONSTRUCTION SUMMARY**

Address:	1501 E. 103rd Street, Los Angeles
No. of Stories:	1
Type of Building:	Former library/Current Community Center
Foundation:	Concrete perimeter and footings
Frame:	Steel reinforced brick plus partial wood frame
Floor:	Concrete slab
Exterior Walls:	Steel reinforced brick, partial wood frame and stucco, decorative rock sliced tiles, & wood bulkhead panels in metal frames beneath the windows
Roof Covering:	Rolled composition over plywood deck
Interior Walls:	Painted drywall and brick
Windows:	Single-pane fixed and louver in metal frames
Ceilings:	1'x1' concealed spline, exposed ceiling joists, & painted drywall
Lighting:	Surface mounted fluorescent
Floor Coverings:	Carpet over vinyl tile and ceramic tile in the restrooms
Plumbing:	Adequate
Electrical:	175 amps
Heating, Ventilation, & Air-Conditioning:	Forced air heating, cooling, and ventilation
Bathrooms:	Two 3-fixture
Ceiling Height:	13' (meeting room) & 9' (office)
Gross Building Area:	3,571
Net Rentable Area:	3,571
Year Built/Chron. Age	1968+/_52+_ yrs.
Quality of Construction/Condition:	Average/Average
Parking:	39 spaces

SITE PLAN



1501 E. 103rd Street

Net Site Area [Area: 21595 ft²]
Library Building [Area: 3571 ft²]

SUBJECT PROPERTY PHOTOGRAPHS



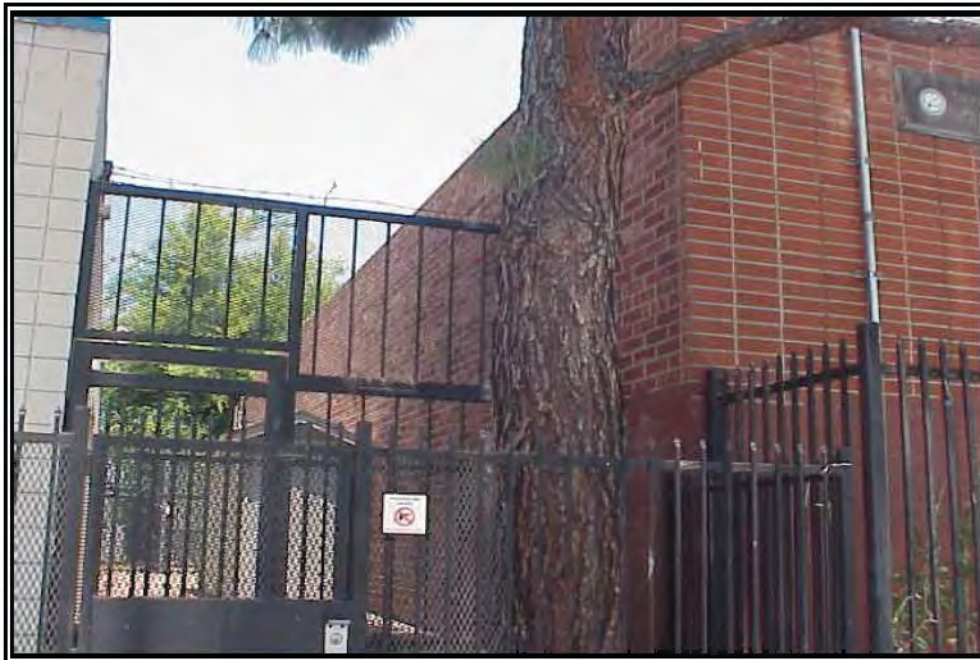
View of the south elevation of the subject property looking northwest from E. 103rd Street



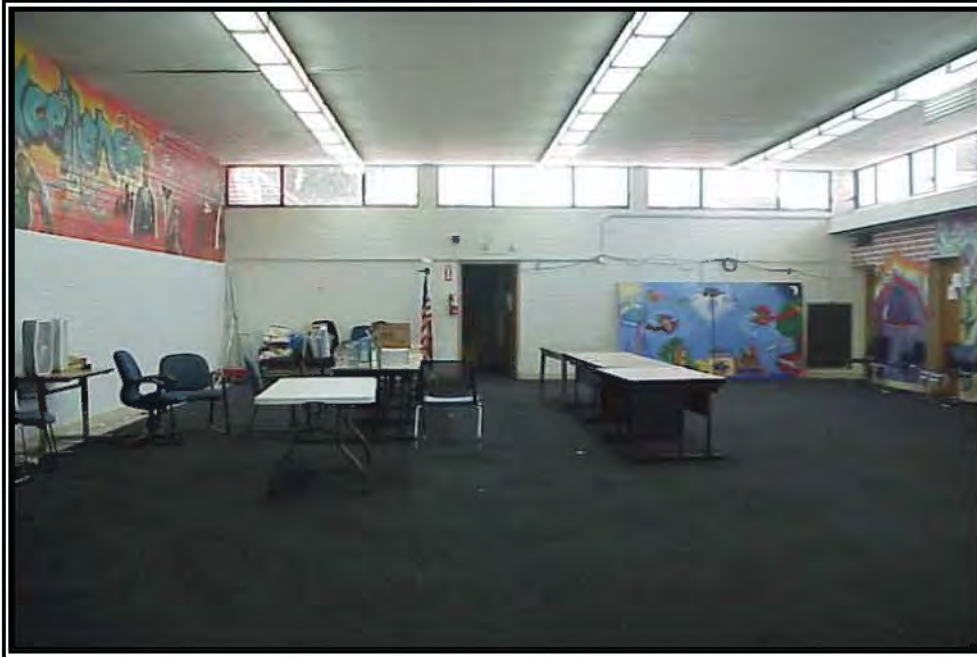
View of the east elevation of the subject property looking southwest from the on-site parking area



View of the north elevation of the subject property looking southwest from the northeast portion of the site



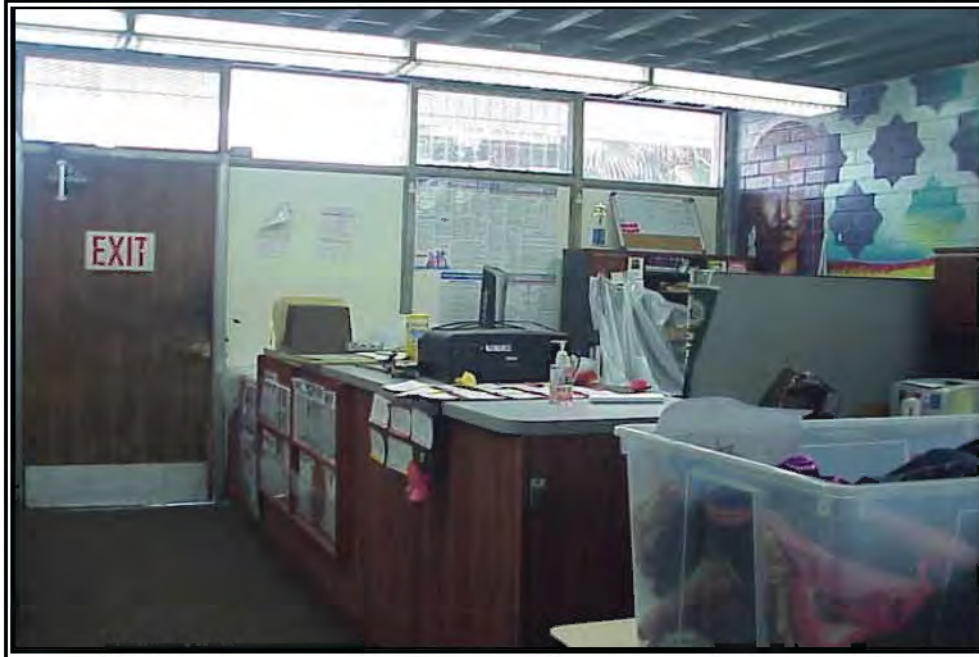
View of the west elevation of the subject property looking northeast from the southwest corner of the site



View of the interior of the library/community center building looking north



View of the interior of the library/community center building looking south



View of the office area of the library/community center building



View of the interior of the primary entry area of the library/community center building



View of the men's restroom of the library/community center building



Partial view of the woman's restroom of the library/community center building



ASSESSED VALUATION AND TAXES

Real property taxes in California are limited to 1% of the market value of the property, as of a specified base year. The base year valuation is the 1975 Assessor's market value estimate, or market value indicated by a sale, or market value based upon reappraisal of the property which is triggered by new construction or leasing of the property on a long-term basis.

In addition to the taxes at 1% of the base year market value, there is an additional tax to amortize any previous voter-approved bonded indebtedness. The 2019-20 tax rate for the subject property is 1.174279%.

To provide for inflation, if there is no sale, lease, or new construction, there is a maximum 2% per year increase allowed in the assessed values assigned to the land and improvements.

The 2019-20 assessment and tax data are presented below.

<u>Assessor's Parcel No.</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>	<u>Tax Rate</u>	<u>2019-20 Property Taxes</u>	<u>Direct Assess. Taxes</u>	<u>Total Real Property Taxes</u>
6048-012-930	\$21,159	\$0	\$21,159	1.174279%	\$0.00	\$0.00	\$0.00

Since the subject property is owned by the City of Los Angeles, there are no real property taxes or direct assessments associated with the subject property.

Compared with the market value opinion reached in this appraisal, the assessed value and real property taxes are currently lower than what would be indicated if the property sold at a price equal to the value opinion.



MARKET ANALYSIS

The subject property is located in the Community of Watts within the City of Los Angeles. The Community of Watts is located in the southeastern portion of the City of Los Angeles and the southwestern portion of the County of Los Angeles County, California. A location map showing the area surrounding the subject property is included on the following page for reference.

Physical Environment

The physical environment affecting the subject property is composed of both natural and man-made resources. The region's physical environment can be described as providing the necessary elements to support a variety of residential, recreational, industrial, and commercial real estate developments.

The natural environment surrounding the subject property consists of positive aspects such as the temperate Southern California weather. The man-made environment includes a combination of various community facilities, an adequate public service infrastructure, and an overcrowded transportation network at peak travel times. There is also adequate police and fire protection, in addition to parks, schools, and community services.

Social Environment

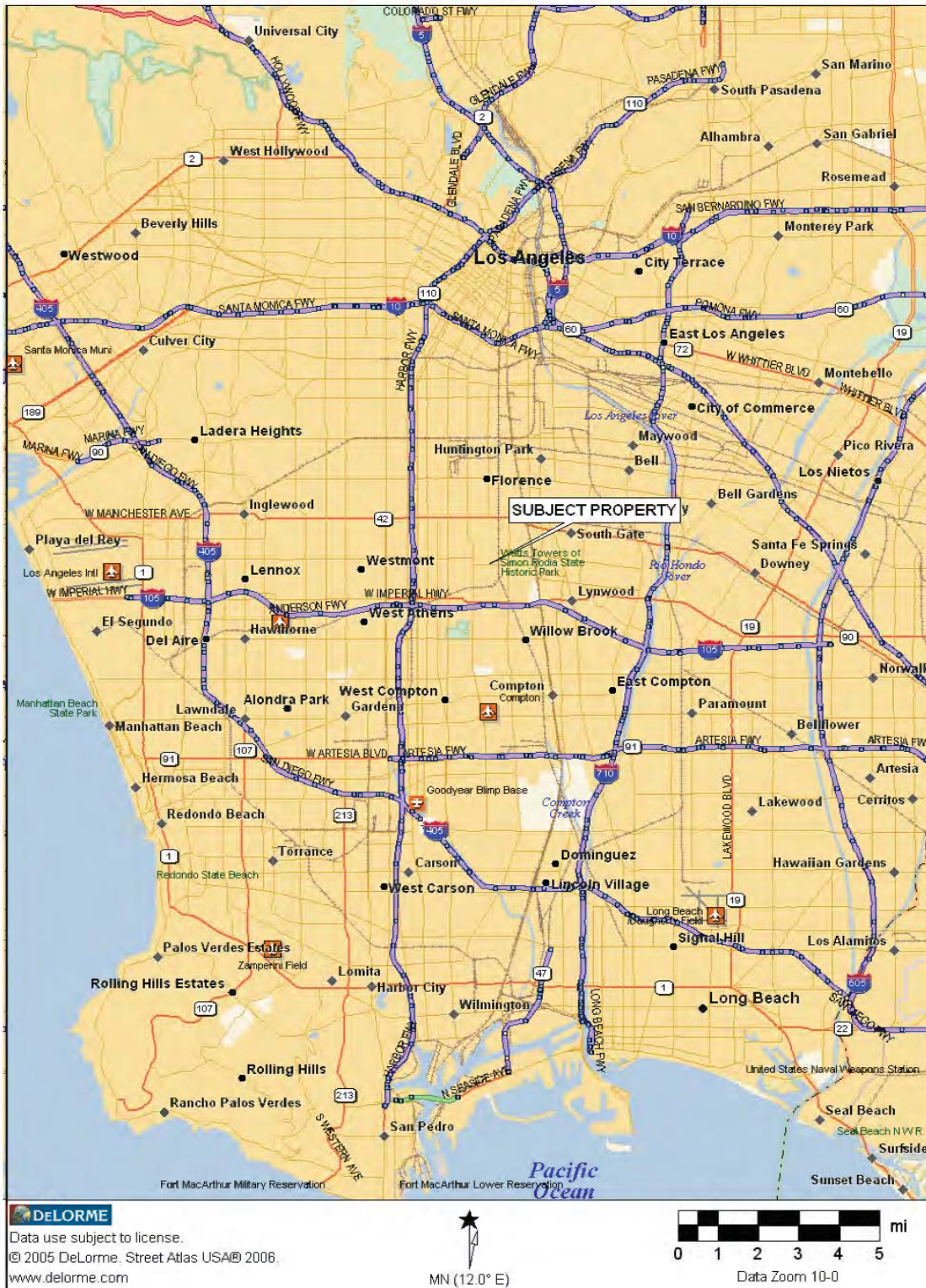
The social environment within a 1 mile radius of the subject property can be described as a population that has a 2019 median household income that is 48% lower than the median household income for the County of Los Angeles (\$66,297) and 42% lower than for the City of Los Angeles (\$59,036). The local population growth rate is forecast to be approximately 0.40% per year on a compound annual basis between 2019 and 2024, which is slightly lower than the forecast for the County of Los Angeles (0.41%/yr.) and lower than the forecast for the City of Los Angeles (0.54%/yr.).

The median age of the local population surrounding the subject property is 27 years old compared with 36 for the County of Los Angeles. The local area average household size is approximately 4.43 people, which is higher than for the County of Los Angeles (3.00 people) and the City of Los Angeles (2.83 people). The percentage of the local population with a 4 year college degree is 5%, compared to 22% for the County of Los Angeles and 23% for the City of Los Angeles. The housing stock in the local area is approximately 33% owner-occupied housing, 60% renter occupied, and 7% vacant.

The percentage of the local area population during 2019 within the ages of 18-64 (work force) equates to 59.5% of the population. The total local employed population was reported at 34.8% of the population. With a reported 10.5% unemployment rate, there is 14.2% of the working age population that is not in the work force.

Comparatively during 2019, for the City of Los Angeles, the work force equates to 65.6% and the total employed population is 50.3%. With a 6.3% unemployment rate, there is 9.0% of the working age population that is not in the work force.

LOCATION MAP





For the County of Los Angeles, the work force equates to 64.2% and the total employed population is 48.6%. With a 6.0% unemployment rate, there is 9.6% of the working age population that is not in the work force.

The local area has a higher percentage of the working age population that is not in the work force, compared to the City and the County.

Consequently, the area's population and social environment create average to fair demand capacity for the products produced by the region's various industries.

Economic Environment

The economic environment influencing the subject property is strongly related to the activity within the county and regional economic environment. The economic environment impacting the subject property was in an extended expansion phase until the Covid-19 viral outbreak. As a result of the Covid-19 outbreak, the US stock market began a series of steep declines during March 2020. The economy is currently in a recession.

As a result of business shutdowns and “shelter at home” orders impacting the social and economic environments, the short-term outlook is for continued uncertainty regarding the length of the impact.

As of May 2020, unemployment has risen to approximately 20% in Los Angeles County as a result of business closures ordered by local and state government action as well as due to health risks.

Interest rates have declined to stimulate the economy, but credit is less available due to higher qualification requirements. The governmental sector has recently implemented stimulus packages and bond purchases to keep the economy from freezing.

Political Environment

The regulations imposed by all levels of government have attempted to promote orderly growth, provide a mix of land uses, and create a desirable environment in which to live and work. The current focus of many government regulations is toward controlled growth and the environmental consequences associated with growth.

The zoning and the general plan land use designation for the subject property is Public Facilities. Under the General Plan Footnotes for the Southeast Los Angeles General Plan, if a property is declared surplus and available for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500' of the property boundary and still be considered to be consistent with the general plan.

Within 500' of the subject property the zoning includes R1, single-family residential, R2, two-family residential, CR, limited commercial, and C4, commercial.

After a review of the allowed uses and densities allowed, the potentially legal land uses for the subject property include single-family, multi-family residential, general or medical office use, and retail use.



Our research and investigations in the local area indicate that higher prices are being paid for multi-family residential land parcels than for parcels zoned for single-family residential use. Therefore, a single-family market overview is not included, since single-family land use does not appear to result in the highest and best use of the land.

In order to support an opinion of the highest and best use of the land beneath the subject property, an overview of the multi-family residential, general/medical office, and retail markets have been performed.

Surrounding Land Uses

The surrounding land uses include an alley and a former school currently used as the Children's Institute located to the north. Further to the north are 102nd Street and single-family residences.

To the west of the subject property along the north line of 103rd Street are a Kaiser Permanente Clinic, Success Avenue, the Ted Watkins County Park, and single-family residences. To the west along the south line of 103rd Street are apartments and single-family residences.

To the south of the subject property are the Thomas Riley High School and apartments.

To the east of the subject property along the north line of 103rd Street are the Watts Community Center, a closed fire station, an office building, the new library, Compton Avenue, and a neighborhood shopping center anchored by Food 4 Less, CVS, and Citibank. To the east along the south line of 103rd Street are a high school, a post office, Compton Avenue, the Watts Health Center, a junior high school, apartments, and the Metro "A" Line including a station.

The nearest freeway, the Century Freeway (I-105), is accessible within 1.5 miles to the south of the subject property. Access to the freeway is from access ramps along either Central Avenue or Wilmington Avenue, which are located to the west and east of the subject property, respectively.

The nearest commuter transit station is along 103rd Street to the east of Compton Avenue approximately 2 blocks to the east.

Multi-Family Market Overview

The multi-family market overview is based on a physical inspection of the surrounding area as well as interviews of active real estate agents and property managers.

In addition to the primary data sources listed above, reference has also been made to several secondary data sources including: the Apartment Research Market Report, published by Marcus & Millichap Real Estate Investment Brokerage Company and the Real Estate and Construction Report, published by the Real Estate Research Council of Southern California.



According to our research, apartments currently are a desirable real estate investment opportunity in Los Angeles County. The attraction of apartments as an investment opportunity relates to the strong demand created by a large population with a large percentage of the residents not being able to afford the down payment and monthly payments to purchase a home.

According to the Real Estate Research Council, construction of multi-family units in Los Angeles County was on an upward trend during 2011. During 2012, the number of units permitted dropped, followed by an increasing number of units permitted during 2013 through 2015. During 2016, there was a decrease in the number of multi-family units for which permits issued, which was followed by increases during 2017 and 2018. During 2019, the number of multi-family units for which permits were issued decreased. A summary of the number of multi-family units in Los Angeles County for which building permits were issued over the time period from 2011 through 2019 is set forth following.

<u>Year</u>	<u>No. of Multi-Family Units Permitted</u>	<u>% Increase</u>
2011	8,033	+59.73%
2012	7,950	(- 1.03%)
2013	12,631	+58.88%
2014	14,595	+15.55%
2015	18,638	+27.70%
2016	15,272	(-18.06%)
2017	16,451	+ 7.72%
2018	16,765	+ 1.91%
2019	15,804	(- 5.73%)

The number of units for which permits were issued in 2015 was higher than the level in 2006 at the peak of the last expansion period.

During the first quarter of 2020 permits were issued for 1,632 multi-family units in Los Angeles County. This figure reflects an increase of 30% compared to the number of multi-family units permitted in Los Angeles County during the first quarter of 2019.

Over the past 9 years, the supply of apartment units in Los Angeles County has been up and down as indicated by the new construction data set forth below, based on data from the Apartment Research Market Report.

<u>Year</u>	<u>No. of Apartments Completed</u>	<u>% Increase</u>
2010	3,750	+127.27%
2011	1,650	(- 56.00%)
2012	5,400	+227.27%
2013	6,100	+ 12.96%
2014	9,000	+ 47.54%
2015	5,700	(- 36.67%)
2016	9,480	+ 66.32%



<u>Year</u>	<u>No. of Apartments Completed</u>	<u>% Increase</u>	(Cont'd)
2017	5,300	(- 44.09%)	
2018	6,800	+ 28.30%	
2019	8,900	+ 30.88%	

During 2020, the forecast (prior to the Covid pandemic) by Marcus and Millichap is for the addition of 14,100 new apartment units. The submarkets with the largest amounts of new construction include the Greater Downtown, Mid-Wilshire, and Hollywood submarkets.

As can be observed by a comparison of the number of multi-family units for which building permits are issued each year and the number of new apartment units completed each year, there are a substantial number of multi-family units being built as condominiums for sale to individual buyers.

According to Metrostudy, as of the end of the 1st quarter 2019, there were seven projects selling new condominium units within Los Angeles County. There was an inventory of approximately 537 condominium units as of the 1st quarter 2019.

Research regarding the median prices for attached homes in the Community of Watts resulting in no information. There do not appear to be any condominiums within the local zip code area. Research for sales of attached homes between 2012 and the current time indicated no activity.

For reference purposes, the median price for detached homes in the Community of Watts was \$386,000 as of May 2020. This figure reflected a decrease of 3% in the median price compared to the same time during the prior year.

For the year 2019, the median price for a detached home in the Community of Watts was \$385,000. This figure represents an increase of 6.9% over the median price reported for 2018. This follows a 10.8% increase in the median price reported for 2018 compared to 2017.

During 2019, the number of detached home sales decreased by 18.9% compared to the level of activity during 2018. During 2018, the number of sales increased by 5.2% compared to the level of activity during 2017.

Our research within the immediately surrounding area indicated no new construction of any apartment projects. New construction of apartments was observed along Wilmington Avenue to the southwest near the Century Freeway.

The increases in home prices and high qualification standards for mortgage loans, even with low interest rates, has resulted in less qualified home buyers, for attached or detached homes.

According to data from Marcus & Millichap, the vacancy rate for apartments in Los Angeles County was 3.4% as of the end of 2019, which was slightly lower than the vacancy level of 3.5% during 2018.

During 2017, the Los Angeles County vacancy level 3.8%, which was a slight decrease from the vacancy level during 2016.



The forecast for 2020 by Marcus & Millichap (prior to the Covid pandemic) is for a vacancy rate of approximately 4.0%.

The vacancy level in the South Los Angeles submarket of 2.2% as of the 3rd quarter 2019 is lower than the vacancy level reported for the entire Los Angeles County of 3.6%. The South Los Angeles submarket average rental rate is 27% lower than for the entire City of Los Angeles.

According to Marcus and Millichap, the average effective rental rate reported for Los Angeles County apartments as of the end of the 3rd quarter 2019 was approximately \$2,290 per month. This is an increase of 3.2% over the average effective rental rate as of the same time period during 2018, or approximately \$2,219 per month. During 2017, the average effective rental rate increased by approximately 4.1%.

The average effective rental rate is forecast to increase during 2020 by 3.0% according to Marcus Millichap (prior to the Covid pandemic).

According to data published by Marcus & Millichap, the median price per unit for apartment units in Los Angeles County was approximately \$284,000 as of the 2nd quarter 2019. The number of transactions increased by 2% over the prior 12 months, while the dollar amount of the sales volume decreased.

The median price as of the 2nd quarter 2019 reflected an increase of approximately 7.4% compared to the median price per unit reported during the same time period of 2018.

During 2018, the median price per unit for apartment units in Los Angeles County increased by approximately 6.2% compared to the median price per unit reported during 2017.

The forecast increase in prices during 2020 is similar to the rate of increase experienced during the prior 2 years, or approximately 6%.

The current range of Overall Capitalization Rates (OAR's) for apartment properties (prior to the Covid pandemic) is from 3.65% to 6.00% according to the PWC Real Estate Investor Survey. According to Marcus and Millichap, the average OAR for apartment transactions in Los Angeles County is forecast to range from 4.25% to 5%.

In conclusion, the multi-family market overview indicates that the apartment market is a reasonable real estate investment due to the strong demand for housing. Due to significant job losses, there is little to no pressure for rental rates to increase in the short-term.

With the impact from the Covid pandemic, prices for apartment projects are not forecast to increase over the short-term. Due to the currently level prices and rents, low incomes in the immediate area, and fairly low inventory of new homes, with no attached ownership alternatives available in the local area, the demand in the local area for new housing to purchase is weaker than the demand for rental units.



Office Market Overview

The Los Angeles County Office Market is currently in an expansion phase even with a very high vacancy rate. The vacancy level as of the end of the 1st quarter 2020 was 12.7%, which is down slightly from the 12.8% vacancy rate reported as of the end of 2019, according to Daum Commercial Real Estate Services. Comparatively, the vacancy level as of the end of 2018 was 12.5%, which reflected a decrease from the 13.2% vacancy level as of the end of 2017. The vacancy rate also decreased during 2016 (13.7%) from a level of 14.7% during 2015.

During 2019, the net absorption level was indicated to be a positive 170,440 sq.ft. The average asking rental rate was indicated to be \$3.30 per sq.ft. on a full service gross basis as of the end of 2019, which reflected a 6.5% increase compared to the average asking rental rate as of the end of 2018.

During 2018, the net absorption level was indicated to be a positive 1.7 million sq.ft. The average asking rental rate was indicated to be \$3.10 per sq.ft. on a full service gross basis as of the end of 2018, which reflected a 4.3% decrease compared to the average asking rental rate as of the end of 2017.

During 2019, 2.3 million sq.ft. of new office space was completed in Los Angeles County. As of the end of the 1st quarter 2020, the net absorption level was indicated to be a positive 134,000 sq.ft.±. The average asking rental rate was indicated to be \$3.35 per sq.ft. on a full service gross basis as of the end of the 1st quarter 2020, which reflected a 1.5% increase over the average asking rental rate as of the end of 2019.

There was approximately 7.8 million sq.ft. of new office space under construction in Los Angeles County as of the end of the 1st quarter of 2020.

The subject property is located in the Central/Southeast office submarket. The vacancy level in the Central/Southeast Los Angeles office submarket, in which the subject property is located, as of the end of 2019 was 15.3%, which is up from the 14.3% vacancy rate reported as of the end of 2018, according to Daum Commercial Real Estate Services.

As of the end of the 1st quarter of 2020, the vacancy level in the Central/Southeast Los Angeles office submarket was 15.1%, which is a slight decrease from the end of 2019.

During 2019, the net absorption level in the submarket was indicated to be a negative 393,000 sq.ft.±. The average asking rental rate was indicated to be \$3.11 per sq.ft. on a full service gross basis as of the end of 2019, which reflects a 0.3% decrease over the average asking rental rate as of the end of 2018.

Over the first quarter of 2020, the net absorption level in the submarket was indicated to be a positive 84,599 sq.ft. The average asking rental rate was indicated to be \$3.18 per sq.ft. on a full service gross basis as of the end of the 1st quarter of 2020, which reflects a 2.3% increase from the average asking rental rate as of the end of 2019.

There were approximately 2.3 million sq.ft. of new office space under construction in the Central/Southeast Los Angeles office submarket as of the end of the 1st quarter of 2020.



Local area office and commercial buildings were indicated to predominately range in value from approximately \$120 to \$250 per sq.ft.

Overall, the local office market is indicated to have a high vacancy level, which is beginning to increase after a few years of decreases. The increasing vacancy levels are a result of new construction and negative absorption. Asking rental rates are currently flat to slightly increasing and may be impacted negatively by the large amount of new construction underway.

The medical office market is a sub-sector of the overall office market. Our research regarding the medical office market indicate that the vacancy level for medical office space is slightly lower than the overall office market level. Rental rates are typically higher for medical office space as well as operating expenses. Due to increasing demand for medical office space, as a result of increasing population, investors are currently attracted to well located properties that are fully leased.

Due to the high vacancy rates for office space, that use does not appear to be demand in the local area for additional general office space. Although vacancy rates for medical office space are lower than for general office space, it appears that the high vacancy levels do not support new construction, unless there is a specific tenant with a specific need. The location within 1 block of the Watts Health Center is a desirable location for health services. There is an existing medical clinic located adjacent to the east of the subject property.

Retail Market Overview

The Los Angeles County Retail Market was in an expansion phase that has extended for 5 years. The vacancy level as of the end of the 2nd quarter 2019 was 4.8%, which is up 0.4% from the same time period during 2018, according to the Marcus & Millichap Retail Market Report 3rd Quarter 2019.

During 2018, approximately 1.1 million sq.ft. of new retail space was completed in Los Angeles County increasing the inventory level. During 2017, approximately 1.4 million sq.ft. of new retail space was completed following the addition of approximately 1.3 million sq.ft. of new retail space during 2016.

Based on the amount of new space completed in 2018 and through the first half of 2019 in Los Angeles County and the increase in the vacancy rate, the net absorption levels during 2018 and the first half of 2019 have been negative.

The average asking rental rate, as of the end of the 2nd quarter 2019, was indicated to be \$2.66 per sq.ft. per month on a net rental basis. This reflects a 3.1% increase over the average asking rental rate as of the same time period during 2018. The average asking rental rate increase between the end of the 2nd quarter 2018 and 2019 followed an increase of approximately 1.9% during the prior year (2nd quarter 2017-2018).

There are approximately 1.8 million sq.ft. of new retail space under construction in Los Angeles County as of the middle of 2019.

Local area retail and commercial buildings were indicated to range in value from approximately \$120 per sq.ft. for high vacancy shell buildings in fair condition to \$250 per sq.ft. for properties in good condition based on a review of sales during 2020 that range in size from approximately 2,500 sq.ft. to 8,000 sq.ft.



The local area vacancy rate is also indicated to be in the range from 4% to 5%, or similar to slightly higher than for the County as a whole.

The retail sales forecast by ESRI covering the area within a 1 mile radius of the subject property indicates a 2019 median disposable income of \$30,023 per household. This figure is 40% lower than the median household disposable income reported for the City of Los Angeles and 45% lower than for the County of Los Angeles.

The retail market is characterized by increasing vacancy rates, negative net absorption, new construction, and increasing asking rental rates.

The low rate of consumer spending in the immediate area does not appear to support additional retail development.

Market Analysis Conclusions

Based on the preceding data and trends, it appears that demand for apartments and land on which to build apartments in Los Angeles County and the Community of Watts is increasing. The demand for attached residential “for-sale” housing in the local area appears to be very low.

Even though demand exists for additional apartments, rental rates and values compared to the costs of new construction do not appear to result in economic feasibility.

The subject property appears to be competitive within the local submarket due to its location near a station stop for the Metro “A” Line, the Watts Health Center, a shopping center, a park, along with average access to a freeway.

The residential market overview supports the level of demand in the local area over the long term. The fundamental demand characteristics include a high percentage of renters in the area, the low income levels, average quality schools, recreational facilities in close proximity, average to good linkage to retail and office uses, as well as average freeway accessibility.

Our analysis of the relationship between population and income levels indicates that demand for attached residential properties exists within the local population, while short-term demand levels are slowly increasing due to increasing employment. Based on the market analysis performed, it appears that the demand for apartment units is currently stronger than for condominium units.

The high vacancy rate in the office market indicates that demand is not strong enough in the local area to support new construction, unless a specific tenant has been secured in order to obtain financing for construction. Due to the nearby location of the Watts Health Center, a medical related commercial use may be in demand in the local area.

Due to the location of an existing neighborhood shopping center at the NWC of 103rd Street and Compton Avenue, less than a block to the east of the subject property, it does not appear that strong enough demand exists for additional retail space in the local area.



HIGHEST AND BEST USE

The "Highest and Best Use" is that use which is most likely to produce the greatest return over a given period of time. Net return refers to the residual left over from gross yield after all costs have been deducted. Only those uses which are natural, probable, and legally permissible may be considered tenable. Thus, Highest and Best Use may be defined as the available use and program of future utilization that produces the highest present land value.

We have investigated and analyzed the Highest and Best Use of the subject property "as if vacant" and "as improved" in regard to the following four considerations.

Legally Permitted

The subject property is located in a mixed-use commercial, public facilities, and residential neighborhood within the Community of Watts.

The general plan land use designation and the zoning are Public Facilities. Under the General Plan Footnotes for the Southeast Los Angeles General Plan, if a property is declared surplus and available for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500' of the property boundary and still be considered to be consistent with the general plan.

Within 500' of the subject properties the zoning includes R1, single-family residential, R2, two-family residential, CR, limited commercial, and C4, commercial.

Physically Possible

The physical characteristics of the subject property, such as its size, frontage, topography, accessibility, and utilities appear to be adequate for a variety of uses that would comply with the legally permitted uses.

Economically Feasible

Demand for apartments and land on which to build apartments in Los Angeles County and the Community of Watts is increasing. The demand for attached residential "for-sale" housing in the local area appears to be very low.

Even though demand exists for additional apartments, rental rates and values compared to the costs of new construction do not appear to result in economic feasibility, without density bonuses and or affordability subsidies.

The high vacancy rate in the office market indicates that demand is not strong enough in the local area to support new construction, unless a specific tenant has been secured in order to obtain financing for construction. Due to the nearby location of the Watts Health Center, a medical related commercial use may be in demand in the local area.



Due to the location of an existing neighborhood shopping center at the NWC of 103rd Street and Compton Avenue, less than a block to the east of the subject property, it does not appear that strong enough demand exists for additional retail space in the local area.

After considering the financial feasibility of new development on the subject site of the various uses discussed above, it appears that either affordable multi-family residential or medical office land uses result in fairly similar land value indications.

Most Profitable

The most profitable use conclusion is reached by taking the economic feasibility analysis one step further in which a recommendation for the most profitable use is reached from the various uses which were considered in the economic feasibility analyses.

The question of most profitable use relates to the type of product or economic conditions which would result in the highest extracted land value.

Based upon our analysis of the legally permitted, physically possible, and financially feasible land uses, it appears as if the highest and best use of the site “as if vacant” is for development with either an affordable multi-family residential project or a medical related commercial building.

Conclusion of Highest and Best Use

After having applied the tests of availability, adaptability, and demand, we have concluded that the highest and best use of the land “as if vacant” is for development with either an affordable multi-family residential project or a medical related commercial building.

The highest and best use of the property “as improved” includes three tests. These tests include the following:

1. Has the land value increased to a level where the value of the land “as if vacant” is greater than the property as improved?
2. Is it economically feasible to change the improvements so they are more representative of the ideal improvements consistent with the highest and best use of the land?
3. If neither of the two tests above indicate a change of use, then the existing use is the highest and best use of the property “as improved”.

Based on our Highest and Best Use “as improved” analysis, the value of the improved property is lower than the value of the land “as if” vacant and changes to the existing structure in order to increase the value of the property do not appear to be economically feasible.



Based on an analysis of office and commercial building sales in the surrounding area, the market value range for the subject property “as improved” appears to be in the range from \$195 to \$200 per sq.ft. This results in a value range for the subject property from \$696,345 to \$714,200, or say \$700,000 to \$715,000. A summary of the commercial and office property sale data and analysis are included in the Addenda to this report for reference.

Compared to the value opinion for the land “as if vacant” reached in this appraisal, the value range for the property “as improved” is lower.

Therefore, the highest and best use of the subject property is for demolition of the existing improvements and development of the site with either an affordable multi-family residential project or medical related commercial building.



VALUATION METHODOLOGY

Basis of Valuation

Valuation is based upon general and specific background experience, opinions of qualified informed persons, consideration of all data gathered during the investigative phase of the appraisal, and analysis of all market data available to the appraiser.

Valuation Approaches

Three basic approaches to value are available to the appraiser: the Cost Approach, the Income Approach, and the Sales Comparison Approach.

Cost Approach

This approach entails the preparation of a replacement or reproduction cost estimate of the subject property improvements as if they were new and then deducting for losses in value sustained through age, wear and tear, functionally obsolescent features, and external factors affecting the property.

The land value is then added to the depreciated cost and entrepreneurial incentive to arrive at a value opinion.

Income Approach

This approach is based upon the theory that the value of property tends to be set by the expected net income to the owner. It is in effect the capitalization of the expected future income into present worth. This approach requires an estimate of net income, an analysis of all expense items, the selection of a capitalization technique, and the processing of the net income stream into a value indication.

Sales Comparison Approach

This approach is based upon the principle that the value of a property tends to be set by the price at which comparable properties have recently been sold or for which they can be acquired.

This approach requires a detailed comparison of sales of comparable properties with the subject property. One of the main requisites, therefore, is that sufficient transactions of comparable properties be available to provide an accurate indicator of value and that accurate information regarding price, terms, property description, and use be obtained through interview and observation.

The valuation methodology used in this appraisal includes analysis by the Sales Comparison Approach to reach an opinion of the value of the subject property assuming that the site is vacant and available for development to its highest and best use. After the value opinion for the site "as if vacant" is reached, a deduction is made for the cost to demolish the existing improvements, resulting in the "as is" value opinion for the subject property.

A Cost Approach it is not applicable for this assignment since the existing building improvements are not reflective of the highest and best use improvements.



No Income Approach has been utilized since it is not applicable for this assignment and would not provide meaningful results. The lack of meaningful results stems from buyers and sellers of multi-family and commercial land not relying on an income and expense analysis in making buy/sell decisions.



SALES COMPARISON APPROACH

The Sales Comparison Approach to Value consists of a comparison of the entire property being appraised or various portions thereof with other similar properties which have sold or which are offered for sale. The indication of market value is the price at which an equally desirable property has recently sold, or can be purchased in the open market. The value found by the study of comparable sales yields market value directly in accordance with its legal definition. This approach is based on the principle of substitution which asserts that, when a property is replaceable, its value tends to be set by the cost of acquisition of an equally desirable substitute property, assuming no costly delay is encountered in making the substitutions.

Market Data Investigation

A search was made to uncover comparable commercial zoned land sales in the local area. The most relevant sales have been summarized in the Comparable Land Sale Data Summary table that is included on the following page for reference. On the page after the sales summary is a map indicating the location of the land sale data in relation to the subject property. A photo and a plat map of each of the land sale comparables are included in the Addenda to this report for reference.

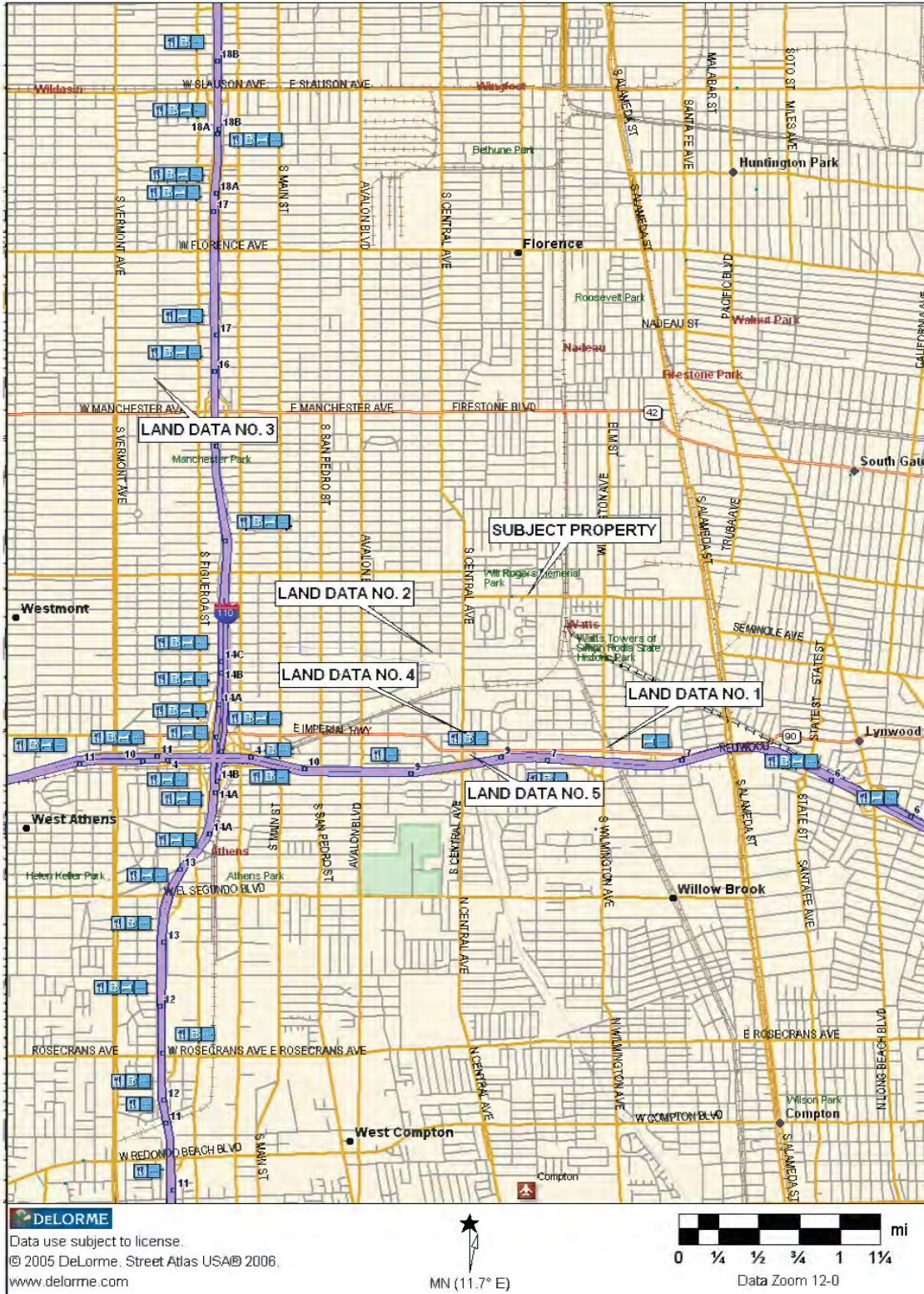
Our search uncovered five relevant sales of commercial and industrial zoned land parcels that have been utilized in the valuation analysis. The five closed land sales occurred between October 2018 and March 2020. The land sales are located within the Communities of Watts and Vermont Knolls in the City of Los Angeles, plus the Willowbrook Community of Unincorporated Los Angeles County.



COMPARABLE COMMERCIAL LAND SALE DATA SUMMARY

Data No. / Location APN/Doc. No.	Recorded Date of Sale	Zoning/Shape/ Access/Util. Avail.	Land Area (Sq.Ft./Agres)	Condition/Topo./ Intended Use/Exp. Time	Density (FAR)	Status of Development Approvals	Sale Price		Grantor/Grantee Financing/Confirmation
							Total	\$/Sq. Ft.	
No. 1 11510 Wilmington Avenue City of Los Angeles - Watts 6067-001-021 #1103717	10/31/18	C2 Irregular Paved Road All Available	8,860 0.20	Paved parking lot Fairly level N/A 6 mos.	N/A	None	\$320,500	\$36.17	Patty Shim Martin Luther King Jr.-Los Ange All cash to the seller Public records and secondary data source
No. 2 919-921 E. 108th Street City of Los Angeles - Watts 6051-015-038 & 039 #1045829	10/15/18	M1 Rectangular Paved Road All Available	11,200 0.26	Existing metal storage shed Fairly level Truck storage yard N/A	N/A	None	\$470,000	\$41.96	Erica Hernandez Jose L. Gutierrez All cash to the seller Anthony Behar, seller's agent
No. 3 8301-8317 S. Hoover Street City of Los Angeles - Vermont Knolls 6032-010-013, 014, & 015 #281323	3/01/20	C2 Rectangular Paved Road All Available	12,789 0.29	Vacant Fairly level Unknown N/A	N/A	None	\$975,000	\$76.24	2580 Oak Avenue Properties LLC Samir Rafieh All cash to the seller Samir Rafieh, seller
No. 4 11408 S. Central Avenue City of Los Angeles - Watts 6070-016-003 through 007 & 015 #6655	1/03/20	C2 Rectangular Paved Road All Available	26,013 0.60	Vacant Fairly level To construct 64 low income rental units N/A	100 Du's/Ac	Had approvals	\$2,700,000	\$103.79	Ermias Hagos Linc-central Lp All cash to the seller Ermias Hagos, seller
No. 5 1290 E. Imperial Highway Unincorp. LA County - Willowbrook Not Available- Remnant Parcel #36234	1/09/20	C1 Irregular Paved Road All Available	27,787 0.64	Vacant Fairly level Unknown Auction (9/19)	N/A	None	\$925,000	\$33.29	Caltrans Blue Nile Properties LLC All cash to the seller Connie Chung, representative of the seller

COMPARABLE COMMERCIAL LAND SALE DATA MAP





Analysis of the Sale Data

Five closed sales have been utilized to reach an opinion of the subject property's current market value of the fee simple estate.

The typical unit of comparison in the local market for commercial land is the price per sq.ft. of site area.

Adjustments to the sale data were based on interviews with buyers, sellers, and agents active in the local market, general economic trends, analysis of the sale data to extract matched-pair adjustments, where possible, and from our appraisal experience from analyzing similar data sets to extract similar adjustments.

It is virtually impossible to quantify every necessary adjustment to equate the comparables to the subject vacant land parcel. Our analysis of the land sale data utilizes quantifiable adjustments where they can be extracted and qualitative adjustments when quantitative adjustments cannot be extracted.

Price per Sq.Ft. Analysis

Individual comparisons of the sale data to the subject property are set forth in a summary table on the follow page. The adjustment table summarizes the adjustments considered for each of the comparable land sales to equate them to the subject property.

Property Rights:

The property rights appraised are the fee simple estate. All of the land sale data are transfers of the fee simple estate and no adjustments are warranted for property rights.

Conditions of Sale

All of the sale data were arm's length transactions at market prices, therefore, no adjustments are necessary for the conditions of sale.

Financing

All of the transfers were all cash to the seller transactions and no adjustments are warranted for financing.

Demolition Costs/Contributory Building Value

Land Data Nos. 1, 3, 4, and 5 were vacant sites at the time of sale and no demolition costs adjustments are necessary.



LAND DATA ADJUSTMENT ANALYSIS - COMMERCIAL LAND VALUATION - 1501 E. 103rd STREET, LOS ANGELES, CA

Subject Property	Sale Data No. 1	Sale Data No. 2	Sale Data No. 3	Sale Data No. 4	Sale Data No. 5
Address: 1501 E. 103rd St, City of Los Angeles - Watts	11510 Wilmington Avenue City of Los Angeles - Watts	919-921 E. 108th Street City of Los Angeles - Watts	8301-8317 S. Hoover Street City of Los Angeles - Vermont Knolls	11408 S. Central Avenue City of Los Angeles - Watts	1290 E. Imperial Highway Unincorp. LA County - Willowbrook
Total Sale Price: Price/Sq.Ft.:	\$320,500 \$36.17	\$470,000 \$41.96	\$975,000 \$76.24	\$2,700,000 \$103.79	\$925,000 \$33.29
Property Rights: Conditions of Sale:	Similar Similar Similar	Similar Similar Similar	Similar Similar Similar	Similar Similar Similar	Similar Similar Similar
Financing: Demolition:	Similar None	Similar Offsetting	Similar Similar	Similar Similar	Similar Similar
Date of Sale:	10/31/18 \$1.27	10/15/18 \$1.47	3/01/20 \$0.00	1/03/20 \$0.00	1/09/20 \$0.00
Adjusted \$/Sq.Ft. Indicator:	\$37.44	\$43.43	\$76.24	\$103.79	\$33.29
Location: Approvals:	Similar Similar	Similar Similar	Superior Similar	Superior Superior	Similar Similar
Topography & Shape: Access & Visibility	Similar Similar	Similar Similar	Similar Similar	Similar Similar	Similar Similar
Physical Condition: Zoning & Density:	Similar Similar	Similar Superior	Similar Similar	Similar Similar	Similar Similar
Site Area (Acres):	8,860	11,200	12,789	26,013	27,787
Overall Comparison:	Slightly Superior	Superior	Superior	Superior	Similar



Land Data No. 2 has existing improvements that do not reflect the highest and best use of the land. The estimated demolition costs represent an upward adjustment necessary to have a vacant site.

Land Data No. 2 included a metal shed with no contributory value that is being used by the current owner. In this case, the contributory value appears to offset the cost of demolition. Therefore, no adjustment for the contributory value/demolition costs of the metal shed are supported.

Market Conditions

Based on our research and analysis, with the greatest weight given to the data from the verification sources and secondary sources, the market conditions adjustment utilized in this appraisal is at the rate of approximately 3% per year, or 0.25% per month during 2018 and 2019.

Due to the current instability in the marketplace and based on discussions with active market participants, no adjustments during 2020 to the current time are supported as a result of the uncertain market conditions created by the coronavirus pandemic of 2020. No additional market conditions are supported for 2020 for the sales that occurred prior to the beginning of 2020. No adjustments are supported for Land Data Nos. 3, 4, and 5 due to being 2020 sales.

Utilizing the rates of change set forth above, an upward market conditions adjustment of 3.5% is applicable to Land Data Nos. 1 and 2.

Note that all of the following adjustments are applied to and extracted from the arm's length, all cash, vacant site, and current time adjusted indicators from each sale comparable.

Location

The location adjustment includes consideration of differences in location, being an interior site versus a corner site, visibility, and access.

Land Data Nos. 1, 2, and 5 are in similar locations compared to the subject property and no adjustments for location are supported.

Land Data Nos. 3 and 4 are in locations superior to the subject and downward adjustments were considered.

Physical Condition

The adjustment for physical characteristics includes comparisons of shape, availability of utilities, existing street improvements, and street access. All of the land sale data are in similar physical condition compared to the subject property and no adjustments for physical condition are warranted.



Topography

The subject property is a fairly level parcel in topography. All of the land data have similar topography and no adjustments are warranted.

Zoning

As stated previously there is the potential for rezoning the subject parcel to either multi-family or commercial zoning. Land Data Nos. 1 and 3 through 5 are zoned for commercial uses. Note that some of the commercial zoned parcels also allow multi-family residential use.

Since the subject property could potentially be rezoned either multi-family or commercial, no zoning adjustments are warranted or supported for Land Data Nos. 1, 3, 4, or 5 based on our comparative analysis.

Land Data No. 2 is zoned for industrial use. Based on the market analysis performed and a comparison of the demand and prices paid for industrial land versus commercial land in the local area, the demand and price for industrial land is higher than for commercial land. Therefore, a downward adjustment for the superior industrial zoning of Land Data No. 2 is market supported.

Status of Approvals

The subject property does not have any approvals for development of the site to its highest and best use.

Land Data Nos. 1, 2, 3 and 5 do not have any approvals for development which is similar to the subject site and no adjustments are warranted.

Land Data No. 4 had approvals for development at the time of sale, which is superior. A downward adjustment was considered for the superior status of development of Land Data No. 4.

Density

Since the actual zoning and allowed density of development are unknown, no additional adjustments have been made for density variances between the comparable land sale data and the subject property.

Density differences were also implicitly considered in the prior discussion regarding zoning differences, since density is a function of zoning.

Site Size

The site area for the land sale data range from 8,860 sq.ft. to 27,787 sq.ft. The subject parcel covers 21,595 net sq.ft. Comparatively, the smaller size of Land Data Nos. 1, 2, and 3 appear to be superior



and downward adjustments are supported. Land Data Nos. 4 and 5 are considered to be similar to the subject parcel in site size and no adjustments are necessary.

The price per sq.ft. indicators from the comparable land data range from \$33.29 to \$103.79, before making any adjustments. After adjustments were considered for property rights transferred, condition of sale, financing, demolition costs, and time of sale or market conditions, the indicated price per sq.ft. range for the subject site from the comparables is from \$33.29 to \$103.79.

Qualitative adjustments were considered for the elements of comparison including location, status of development approvals, density of development, zoning, access, physical condition of the land, topography, and site size.

On an overall basis after considering all of the elements of comparison discussed, Land Data Nos. 4, 3, and 2 are considered to be superior, Land Data No. 1 is slightly superior, with Land Data No. 5 considered to be similar to the subject property.

A summary of the adjusted price per sq.ft. indicators of value for the subject site from the analysis of the land sale data is included in the following table.

Sale Data No.	Comparison	Adjusted \$/Sq.Ft.
4	Superior	\$103.79
3	Superior	\$76.24
2	Superior	\$43.43
1	Slightly Superior	\$37.44
5	Similar	\$33.29
Subject Property		\$36.00

Land Data No. 4 is superior to the subject property in location and status of approvals. Due to these superior aspects, the value indication for the subject property should be much lower than the adjusted indicator from Land Data No. 4.

Land Data No. 3 is superior to the subject property due to the superior location and the smaller parcel size. Due to these superior aspects, the value indication for the subject property should be lower than the adjusted indicator from Land Data No. 3.

Land Data No. 2 is superior to the subject property due to the superior industrial zoning and the smaller parcel size. Due to these superior aspects, the value indication for the subject property should be lower than the adjusted indicator from Land Data No. 2.

Land Data No. 1 is slightly superior to the subject property due to the smaller parcel size. Due to the superior aspect of the smaller parcel size, the value indication for the subject property should be slightly lower than the adjusted indicator from this comparable.

Land Data No. 5 is considered to be similar overall compared to the subject parcel. The value opinion for the subject parcel should be close to, but above, the adjusted value indicator from this comparable.



The lower end of the reasonable value range from the analysis of the sale data appears to be above the adjusted value indicators from Land Data Nos. 5 (\$33.29 per sq.ft.).

The upper end of the reasonable value range from the analysis of the sale data appears to be below the adjusted value indicator from Land Data No. 1 (\$37.44 per sq.ft.).

Based on the comparative analysis performed, the indicated opinion of the market value for the subject land parcel is \$36 per sq.ft. The calculation of the market value of the site, assuming that it is vacant, is set forth as follows:

$$21,595 \text{ sq.ft.} \times \$36/\text{sq.ft.} = \$777,420$$

Say \$780,000

In order to have a site available for development, the existing improvements need to be removed. The cost to demolish the existing improvements is estimated to be approximately \$45,000 based on cost data from the Marshall Valuation Cost Service.

Deducting the cost to demolish the existing improvements (\$45,000) from the land value opinion (\$780,000), results in the "as is" property value of \$735,000.



VALUATION

Based on the investigations and analyses undertaken and upon our experience as real estate analysts and appraisers, we have formed the opinion, that as of June 23, 2020, and subject to the Assumptions and Limiting Conditions set forth in this report, the market value of the fee simple estate is as follows:

SEVEN HUNDRED THIRTY-FIVE THOUSAND DOLLARS

\$735,000



CERTIFICATION

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional, analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have performed appraisal services involving the subject property for this client within the 3 year period preceding the date of this report.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Peter B. Finnerty has completed the continuing education program of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- I am competent to appraise the property that is the subject of this report based on my previous experience appraising similar types of properties.

Respectfully submitted,

A handwritten signature in blue ink that reads "Peter B. Finnerty".

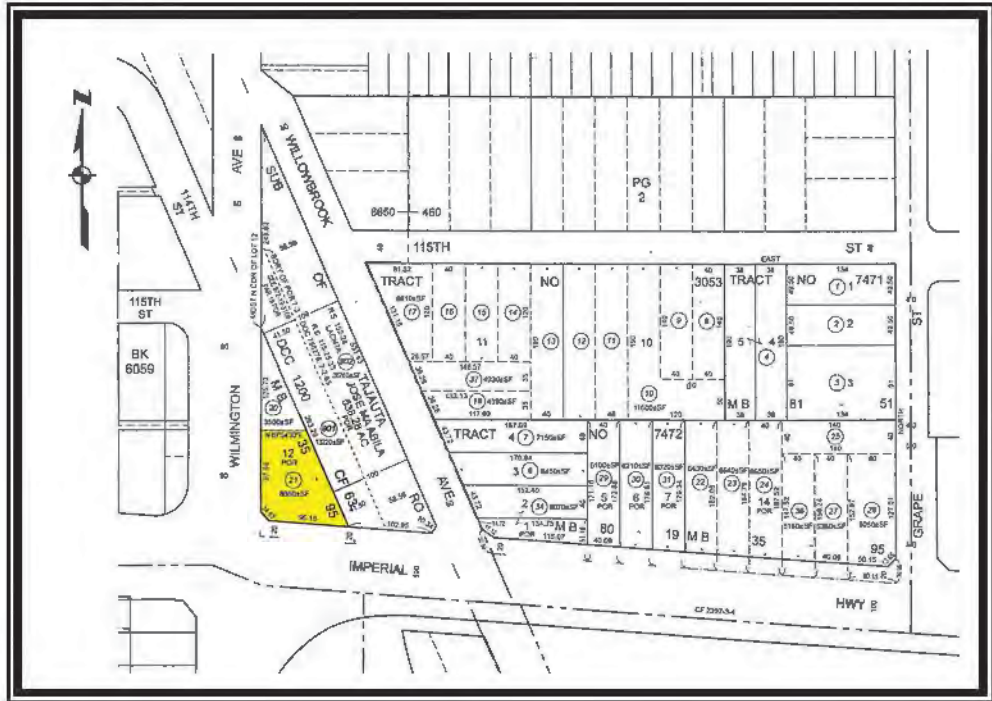
Peter B. Finnerty, MAI
Certified General Real Estate Appraiser
California Certificate No. AG001937

ADDENDA

COMPARABLE LAND SALE DATA PHOTOGRAPHS & PLAT MAPS

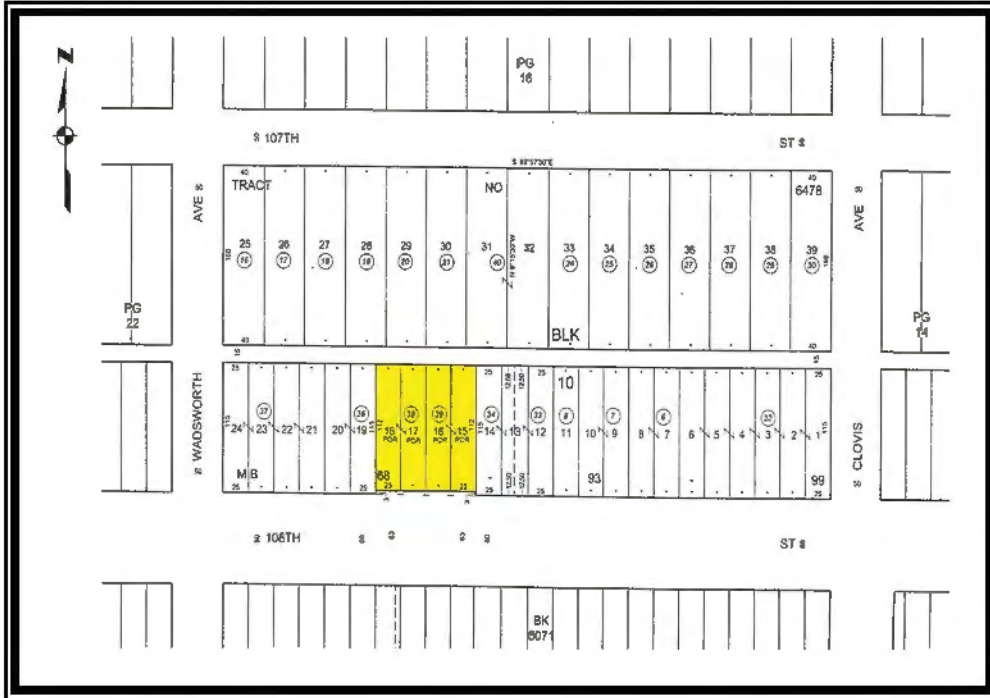


LAND DATA NO. 1



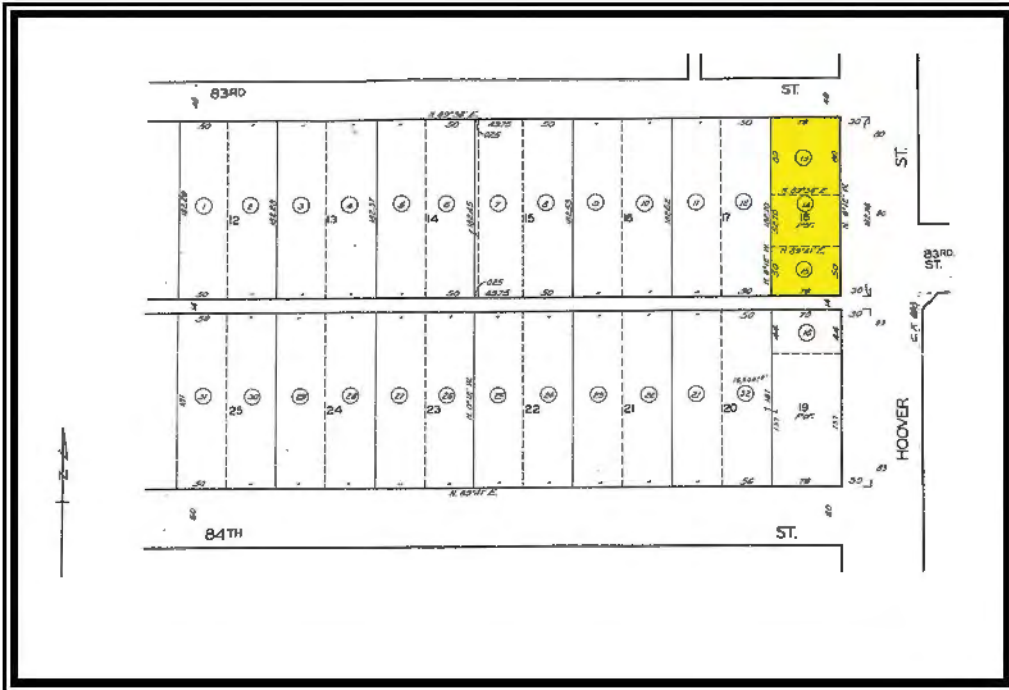


LAND DATA NO. 2



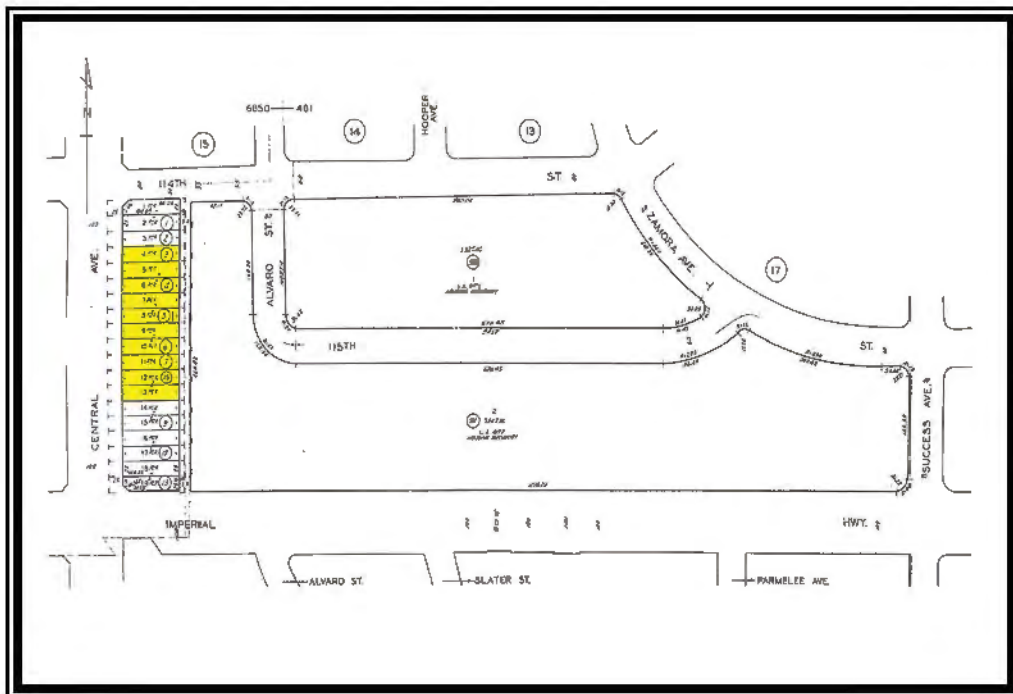


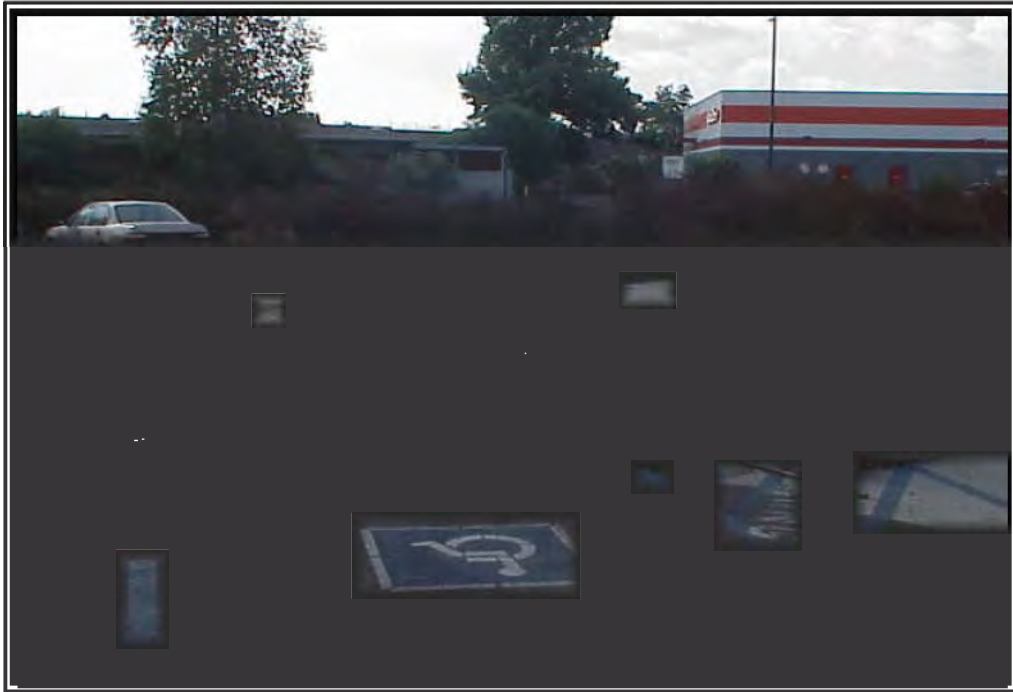
LAND DATA NO. 3



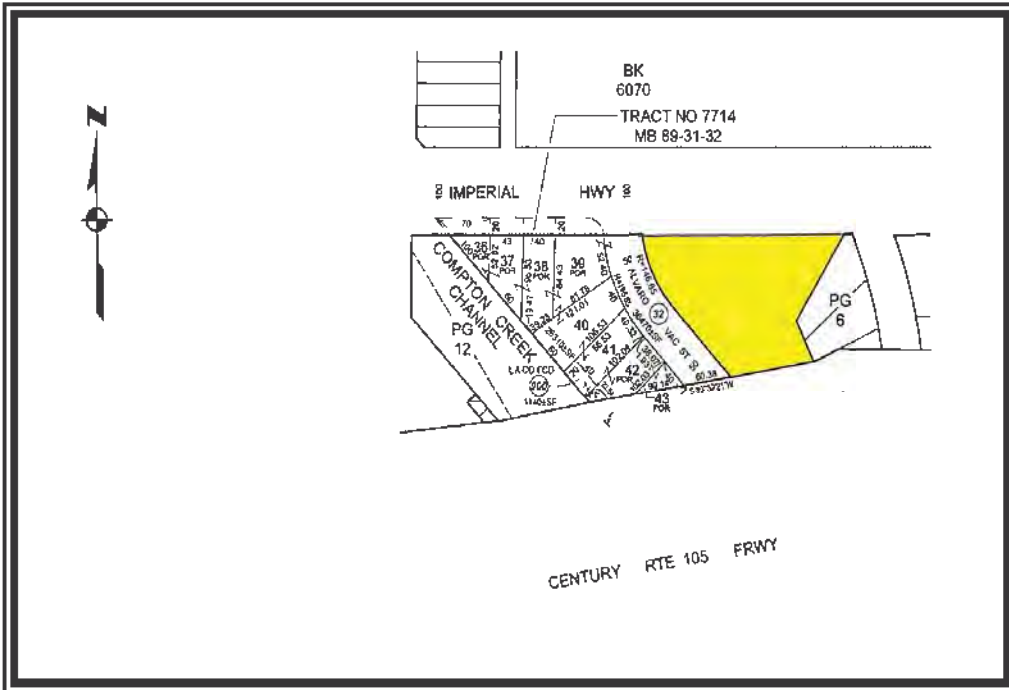


LAND DATA NO. 4





LAND DATA NO. 5

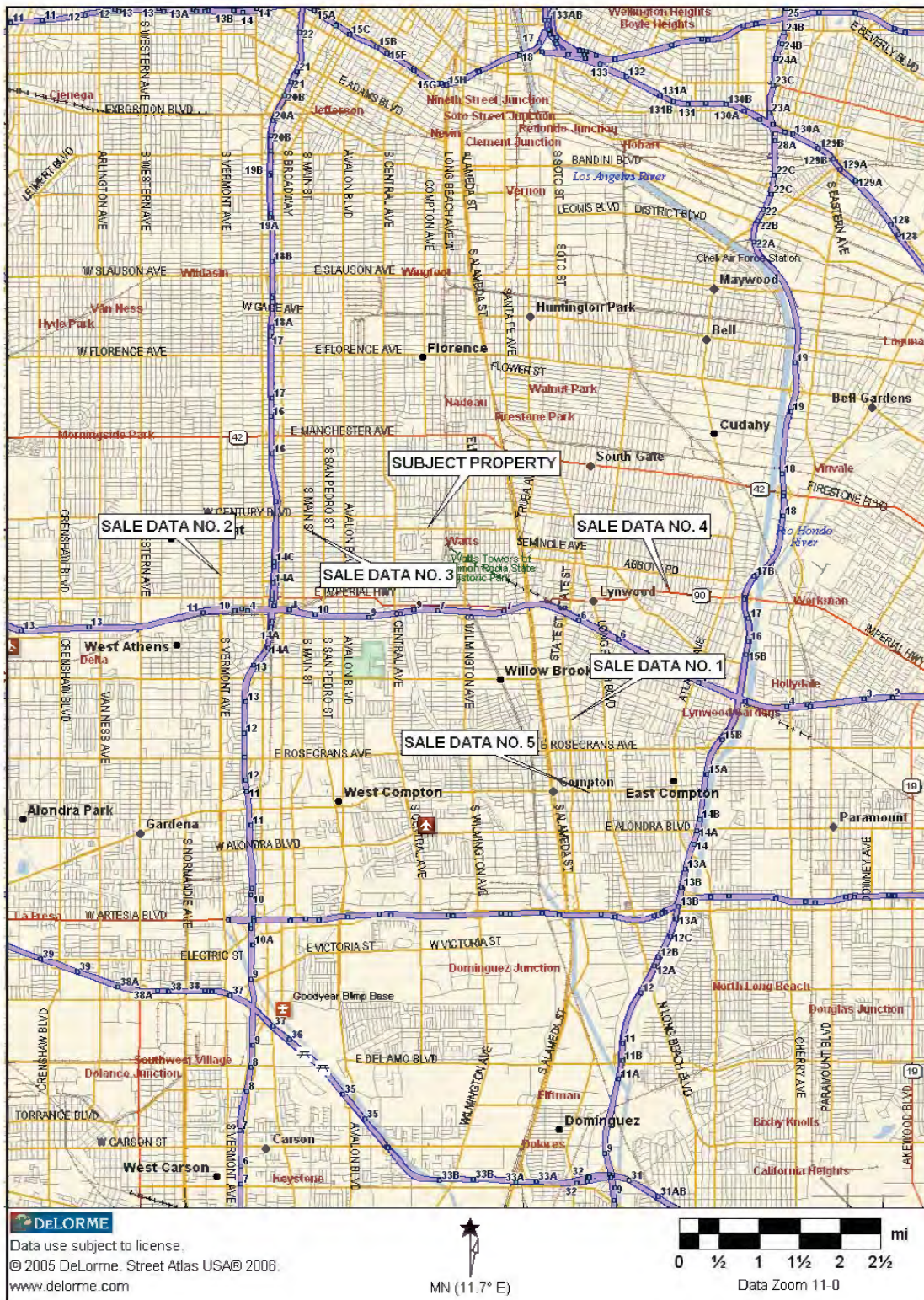


COMPARABLE COMMERCIAL PROPERTY SALE DATA SUMMARY & MAP

COMPARABLE RETAIL & OFFICE PROPERTY SALE DATA SUMMARY

Data No./ Location APN/Doc. No.	Recorded Date of Sale	Year Built/ Density (FAR)	Net Rentable Bldg. Area/	
			Site Area (Sq.Ft.)	Sale Price Total \$/Sq.Ft.
No. 1 1800 N. Santa Fe Avenue Compton APN 6167-025-030 #540815	5/18/20	1950 Renov. 2018 0.38	2,646 7,000	\$550,000 \$207.86
No. 2 11011-11015 S. Vermont Avenue Los Angeles APN 6076-013-004 #577720	5/28/20	1938 0.56	3,500 6,208	\$700,000 \$200.00
No. 3 10200 Main Street Los Angeles APN 6063-009-001 #258339	3/04/20	1925 0.75	3,980 5,310	\$440,000 \$110.55
No. 4 3889 E. Imperial Highway Lynwood APN 6192-007-017 #236727	2/27/20	1947 0.39	4,232 10,972	\$955,000 \$225.66
No. 5 1016 E. Compton Boulevard Compton APN 6179-018-025 #557440	5/21/20	1956 0.52	4,500 8,603	\$895,000 \$198.89

COMPARABLE COMMERCIAL PROPERTY SALE DATA MAP



COMMERCIAL PROPERTY SALE DATA ADJUSTMENT ANALYSIS 1501 E. 103rd STREET, WATTS

Subject Property	Sale Data No. 1	Sale Data No. 2	Sale Data No. 3	Sale Data No. 4	Sale Data No. 5
Address: 1501 E. 103rd St. Watts	1800 N. Santa Fe Ave. Compton	11011-11015 S. Vermont Ave Los Angeles	10200 Main Street Los Angeles	3889 E. Imperial Hwy. Lynwood	1016 E. Compton Blvd. Compton
Total Sale Price: Price/Sq.Ft.:	\$550,000 \$207.86	\$700,000 \$200.00	\$440,000 \$110.55	\$955,000 \$225.66	\$895,000 \$198.89
Property Rights: Adjustment:	Similar \$0.00	Similar \$0.00	Similar \$0.00	Similar \$0.00	Similar \$0.00
Conditions of Sale: Financing:	Similar All Cash to Seller	Similar Similar	Similar Similar	Similar Similar	Similar Similar
Demolition: Date of Sale:	Similar 5/18/20	Similar 5/28/20	Similar 3/04/20	Similar 2/27/20	Similar 5/21/20
Adjustment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted \$/Sq.Ft. Indicator	\$207.86	\$200.00	\$110.55	\$225.66	\$198.89
Location: Density (FAR):	Similar Higher 0.17	Superior Higher Older	Similar Higher Older	Superior Higher Older	Similar Higher Older
Year Built: Physical Condition:	Late 1960's Avg./Avg. 1 per 92 sf	Slightly Inferior Inferior	Inferior Inferior	Similar Similar Inferior	Similar Similar Inferior
Parking: Building Area (Sq.Ft.):	2,646	3,500	3,980	4,232	4,500
Overall Comparison:	Slightly Superior	Similar	Inferior	Superior	Similar

Sale Data No.	Comparison	Adjusted \$/Sq.Ft
4	Superior	\$225.66
1	Slightly Superior	\$207.86
2	Similar	\$200.00
5	Similar	\$198.88
3	Inferior	\$110.54
Subject Property		\$195-\$200

Subject Property Value Range: \$700,000 - \$715,000

QUALIFICATIONS

QUALIFICATIONS

OF

PETER B. FINNERTY, MAI

PROFESSIONAL BACKGROUND

Actively engaged in the real estate profession since 1977. President and Principal of Pacific Real Estate Consultants, Inc., with offices at:

**668 N. Coast Highway, Suite 1409
Laguna Beach, California 92651**

Before starting Pacific Real Estate Consultants, was employed as Vice-President at Real Estate Analysts of Newport, Inc. (REAN), in Costa Mesa, California. Prior to that, was a Senior Appraiser, Bank of America, in Anaheim, California.

PROFESSIONAL ORGANIZATIONS

**Member of Appraisal Institute, with the MAI designation
LEED AP, Green Building Certification Institute
Member of National Association of Realtors
Member of California Association of Realtors
Member of Orange Coast Association of Realtors**

INSTRUCTOR

**AIREA Basic Valuation Procedures Course
AIREA Capitalization Theory & Techniques, Part A
AIREA Capitalization Theory & Techniques, Part B**

**How to Value your Corporate Real Estate Assets, Seminar for International
Association of Corporate Real Estate Executives, Inc.**

**Real Estate Appraisal 342, Coastline Community College
Finance 448, Income Property Appraisals, California State University at Long Beach**

**Appraisal Institute Appraisal Procedures Course
Appraisal Institute Capitalization Theory & Techniques, Part B
Appraisal Institute Advanced Applications Course
Appraisal Institute Non-Residential Demonstration Appraisal Report Writing Seminar
Appraisal Institute Small Hotel/Motel Valuation**

EXPERT WITNESS

**Superior Court of Orange County
Superior Court of Los Angeles County
Superior Court of Riverside County**

**Superior Court of San Diego County
Federal District Court
Federal Bankruptcy Court
Arbitration Proceedings**

LICENSES

**Licensed California Real Estate Broker
Certified General Real Estate Appraiser, State of California**

EDUCATIONAL ACTIVITIES

B.S., Real Estate Administration, Indiana University, 1976.

Special courses in Real Estate:

**Principles of Real Estate
Real Estate Appraisals
Case Studies in Real Estate
Real Estate Law
Residential Construction and Design
Survey of Real Estate and Land Economics**

Courses sponsored by American Institute of Real Estate Appraisers:

**Course I-A Principles, Methods, and Techniques of
Real Estate Appraising
Course I-B Capitalization Theory and Techniques
Course II Urban Properties
Course VI Introduction to Investment Analysis**

SCOPE OF EXPERIENCE

Vacant Land

Single-family residential sites, multi-family residential sites, commercial and industrial sites, acreage, planned communities.

Residential

Single-family residences, duplexes, apartments, condominiums, planned unit developments, mobile homes.

Commercial

Shopping centers (regional, neighborhood and community), retail stores, general office buildings, medical office buildings, car dealerships, banks.

Industrial

Single- and multi-tenant warehouses and manufacturing buildings, truck terminals, business parks, R & D buildings, garages, mini-warehouses.

Special Purpose

Churches, veterinary hospitals, hotels and resorts, restaurants, theaters, mobile home parks, submerged tidelands, mixed-use developments, landfill properties, contaminated properties.

PARTIAL LIST OF CLIENTS

Lending Institutions

American Savings & Loan Assn.	Great Western S & L Assn.
Bank of America	Home Federal S & L of San Diego
Bank of British Columbia	Imperial S & L Assn.
Beverly Hills S & L	Merit Savings Bank
Butterfield Savings	Mitsui Manufacturers Bank
California Canadian Bank	Morgan Guarantee Trust Co.
California Federal S & L Assn.	Mortgage Guaranty Ins. Corp.
Canadian Commercial Bank	Pacific Mutual Life Insurance
Chemical Bank	Rainier Mortgage
Citibank	San Diego Federal S & L Assn.
Columbia Savings & Loan	Security Pacific Nat'l. Bank
Coast Savings & Loan	Valencia Bank
Gibraltar Savings	Western Empire Savings & Loan
Glendale Federal S & L Assn.	Wells Fargo Bank
Goldman Sachs	

Public Agencies

Burbank Unified School Dist.	Orange County Dept. of Real Property Services
Calif. Dept. of Real Estate Services	Orange County Counsel's Office
City of Irvine	United States Postal Service
Federal Deposit Insurance Corp.	United States Army Corps of Engineers
Resolution Trust Corporation	United States Justice Department
Garden Grove Unified School	King County, Washington

Developers and Landowners

Birtcher-Pacific	Norland Properties
Butler Housing Corporation	Nu-West Development Company
Cadillac Fairview Homes West	Pipefitters Welfare Education and Pension
Carlton-Browne and Co., Inc.	Regis Homes
Carma Developers (Canada)	Santa Anita Development Company
Carma-Sandling Group	Daon Development
Save-Most Development, Inc.	Genstar
T & S Development Company	The Irvine Company
Trammel-Crow Company	The Koll Company
Valencia Corporation	Lincoln Property
Warmington Group	Meister Company
Robert P. Warmington Company	Mola Development Company
William Lyon Company	Newhall Land & Farming Company

Law Firms

Davis & Digrazia	McDermott, Will & Emery
Gibson, Dunn & Crutcher	Morrison & Foerster
Latham & Watkins	Paul, Hastings, Janofsky & Walker
Lewis, D'Amato, Brisbois, & Bisgaard	Rhodes & Bidna
McCutchen, Black, Verlager and Shey	Rosenfeld, Meyer & Susman
Rutan & Tucker	Urland, Morello, Dunn & Maynard

Corporations and Institutions

AMF Voit, Incorporated	W. R. Grace Company
ATO Corporation	E. F. Hutton Development, Inc.
Baldwin United Corporation	Kenneth Leventhal & Assoc.
University of California at L.A.	Ottawa Silicon Corporation
Campeau Corporation	Fluor Corporation

EXHIBIT IX

ORDINANCE NO. _____

An ordinance authorizing and providing for the sale of certain City of Los Angeles (City)-owned real property which is no longer required for use by the City, and the public interest or necessity requires the sale thereof without the necessity of calling to bids, to Kaiser Foundation Health Plan, Inc. (Kaiser), for the sum of Seven Hundred Thirty Five Thousand Dollars (\$735,000).

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

Section 1. The Council of the City 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 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 Kaiser, for the sum of Seven Hundred Thirty Five Thousand Dollars (735,000) 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:

1501 E. 103rd Street, Los Angeles, CA 90002
APN: 6048-012-930

Legal Description:

Refer to Exhibit "A" attached hereto and by this reference incorporated herein.

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 properties and excepting and reserving to the City 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 purchasers 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.

Sec. 2. The Mayor of the City in the name of and on behalf of said City is hereby authorized to execute a Grant Deed to the said real property described in Section 1 of this Ordinance to Kaiser; the City Clerk of said City is hereby authorized to attest thereto and to affix the City Seal.

Sec. 3. The Department of General Services (Department), Real Estate Services Division, is authorized to accept a ten percent (10%) non-refundable deposit of the purchase price, open escrow, deliver deeds, and process and execute all necessary documents to effectuate this sale, and the Chief Accounting Employee of the Department is authorized to deposit the proceeds, over and above the expenses of sale, into the proper accounts as provided by law. The purchaser, Kaiser, shall pay $\frac{1}{2}$ (one-half) 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. Kaiser, 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 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 _____
LAURA CADOGAN HURD
Deputy City Attorney

Date _____

File No. 16-0752 and 16-0752-1

m:\real_prop_env_land use\real property_environment\ordinances\16-03315\16-03315 final.docx

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 _____

EXHIBIT X

FUNDS FOR ACQUIRING PROPERTY

This property was transferred to the City of Los Angeles from CRA/LA through a Grant Deed in 2015 (see attached Grant Deed 20150138643).

This page is part of your document - DO NOT DISCARD



20150138643



Pages:
0008

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/06/15 AT 11:56AM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00



LEADSHEET



201502063310053

00010152404



006639007

SEQ:
04

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E441959

CRA/LA, A Designated Local Authority
448 S. Hill Street, Suite 1200
Los Angeles, California 90013
Attn: Records Department

After recordation mail to and
Mail tax statements to:

City of Los Angeles
General Services Department
111 E. First Street, Room 213
Los Angeles, CA, 90012
Attn: Jose L. Ramirez

A.P.N. 6048-012-930

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares that this Grant Deed is exempt from Recording Fees pursuant to California Government Code Sections 6103 and 27383 and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code Section 11922.

GRANT DEED
(LRPMP ID #269)

For valuable consideration, the receipt of which is hereby acknowledged,

CRA/LA, a Designated Local Authority, (herein called "Grantor" or "CRA/LA"), the successor agency to The Community Redevelopment Agency of the City of Los Angeles, California (the "Former Agency"), grants to the CITY OF LOS ANGELES, a charter city (herein called "Grantee"), the real property located at 1501 E. 103rd Street, Los Angeles, California (the "Property") legally described in the document attached hereto, labeled Exhibit A, and incorporated herein by this reference, together with all of Grantor's right, title and interest in and to all easements, privileges and rights appurtenant to the Property.

1. As of February 1, 2012, the Former Agency was dissolved pursuant to California Health & Safety Code Section 34172. In accordance with California Health & Safety Code Section 34173(d)(3), CRA/LA was formed to serve as the successor agency to the Former Agency. In accordance with California Health & Safety Code Section 34175(b), CRA/LA assumed all property and assets of the Former Agency. Pursuant to Health and Safety Code Section 34181(a) and following a noticed public meeting and approval by the State of California Department of Finance as of February 27, 2014, CRA/LA transferred the Property to Grantee for government use purposes.

2. Grantee covenants and agrees for itself and its successors and assigns to use the Property primarily for government uses for a period of no less than thirty (30) years following the recordation date of this Grant Deed. In the event Grantee sells or transfers the Property prior to the expiration of the thirty year period, Grantee shall cause the Property to be appraised and an amount equal to the appraised value shall be paid to Grantor for the benefit of the affected taxing entities within thirty (30) days of the sale or transfer of the Property.

3. Grantee herein covenants by and for itself, its successors and assigns that there shall be no discrimination against or segregation of a person or of a group of persons on account of race, color, religion, creed, national origin, ancestry, disability (actual or perceived), medical condition, age, source of income, familial status, marital status, domestic partner status, sex, sexual preference/orientation, Acquired Immune Deficiency Syndrome (AIDS) – acquired or perceived, or any additional basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, as such provisions may be amended from time to time, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property herein conveyed nor shall the Grantee or any person claiming under or through the Grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, vendees, or employees in the Property herein conveyed. The foregoing covenant shall run with the land.

All deeds, leases or other real property conveyance contracts entered into by the Grantee on or after the date of this Grant Deed as to any portion of the Property shall contain the following language:

(a) In Deeds:

"Grantee herein covenants by and for itself, its successors and assigns that there shall be no discrimination against or segregation of a person or of a group of persons on account of race, color, religion, creed, national origin, ancestry, disability (actual or perceived), medical condition, age, source of income, familial status, marital status, domestic partner status, sex, sexual preference/orientation, Acquired Immune Deficiency Syndrome (AIDS) – acquired or perceived, or any additional basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, as such provisions may be amended from time to time, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property herein conveyed nor shall the grantee or any person claiming under or through the grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, vendees, or employees in the property herein conveyed. The foregoing covenant shall run with the land."

(b) In Leases:

"The lessee herein covenants by and for the lessee and lessee's heirs, personal representatives and assigns and all persons claiming under or through the lessee that his lease is made subject to the condition that there shall be no discrimination against or segregation of any person or of a group of persons on account of race, color, religion, creed, national origin, ancestry, disability (actual or perceived), medical condition, age, source of income, familial status, marital status, domestic partner status, sex, sexual preference/orientation, Acquired Immune Deficiency Syndrome (AIDS) – acquired or perceived, or any additional basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, as such provisions may be amended from time to time, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land herein leased nor shall the lessee or any person claiming under or through the lessee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, vendees, or employees in the land herein leased."

(c) In Contracts:

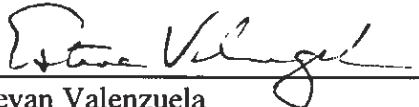
"There shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, creed, national origin, ancestry, disability (actual or perceived), medical condition, age, source of income, familial status, marital status, domestic partner status, sex, sexual preference/orientation, Acquired Immune Deficiency Syndrome (AIDS) – acquired or perceived, or any additional basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, as such provisions may be amended from time to time, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property nor shall the transferee or any person claiming under or through the transferee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, vendees, or employees of the land."

4. The covenants contained in this Grant Deed shall be construed as covenants running with the land.

IN WITNESS WHEREOF, the Grantor has caused this Grant Deed to be executed by its duly authorized representative.


Executed as of the 23 day of January, 2015

**CRA/LA, A Designated Local Authority, as
successor to The Community Redevelopment
Agency of the City of Los Angeles, CA**

By: 
Estevan Valenzuela
Chief Executive Officer

APPROVED AS TO FORM

GOLDFARB & LIPMAN LLP

By: 
Thomas H. Webber
CRA/LA Special Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On JAN 23, 2015, before me, TIMIKO MARTINEZ, Notary Public, personally appeared ESTEVAN VALENZUELA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: *Timiko Martinez*
Signature of Notary Public

APN 6048-012-930

EXHIBIT A
LEGAL DESCRIPTION

LOT 4 OF TRACT NO. 31566, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 904 PAGES 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CRA/LA a Designated Local Authority
A public body

JOB TITLE: 1501 E. 103rd Street
APN: 6048-012-930
CRA/LA transfer to City of Los Angeles. Old Watts Library
Cadastral Map No. 090B209

To

CITY OF LOS ANGELES.
a municipal corporation

STANDARD INSTRUMENT

Checked as to parties, marital status, dates,
signature, Acknowledgments and corporate seal.

GRANT DEED

Date: _____, 2015

By Jose L. Ramirez
Jose L. Ramirez, Authorized Officer

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the City Council of the City of Los Angeles, pursuant to Ordinance No. 171735, approved October 23, 1997, and the grantee consents to the recordation thereof by its duly authorized officer and the grantee consents to the recordation thereof by its duly authorized officer.

Approved as to Authority FEB 3, 2015

By David Roberts
Authorized Officer

By David Roberts

Date FEB 3, 2015

Approved as to description FEB. 3, 2015
By Jose L. Ramirez
Jose L. Ramirez, Authorized Officer

General Services Department
Real Estate Services Division

Council File No. 13-1482

MOTION

#63

Council District 15 is aggressively working to renovate and revitalize the old Watts Civic Center, which is comprised of the former Watts Library, the Civic Center building, and the former Fire Station 65 (1501, 1513 and 1525 E 103rd St; CF 14-0473, 14-1408, 14-1408-S1, 15-0948). These underutilized and historic civic buildings provide a unique opportunity to create a renewed Watts Civic Center, bringing government and the City closer to Watts residents.

Kaiser Permanente has approached the Council Office with plans to expand their Watts Counseling and Learning Center - located at 1465 E 103rd St., directly west of the old library - with a new, \$50 million facility that will be a significant expansion of the current services offered. The project would require the sale of the old library to Kaiser Permanente, as well as authorizing a three year lease of the former fire station 65, to provide temporary facilities for the Watts Counseling and Learning Center, until construction is complete.

Kaiser Permanente is willing and able to make all necessary capital improvements to the former fire station to bring it into compliance with current building codes, which a 2015 Bureau of Engineering report estimates to be \$4.6 million. After construction is complete and Kaiser moves into the new facility, they will return the former fire station, with all capital improvements, back to the City at no cost.

This presents a unique opportunity for the City to bring millions of dollars of private investment to a block that also contains the recently reopened civic center building, as well as the future Children's Institute campus, designed by architect Frank Gehry

I THEREFORE MOVE that the Department of General Services, with the assistance of the City Administrative Officer and the City Attorney, be DIRECTED to negotiate and execute a lease, with Kaiser Permanente for former Fire Station 65 (1525 E. 103rd St) for a term of three years, with two one-year renewal options, at the rate of \$1 per year, with the understanding that Kaiser Permanente will perform all necessary capital improvements.

I FURTHER MOVE that the Department of General Services, with the assistance of the City Administrative Officer and the City Attorney, be DIRECTED to negotiate the direct sale of the former Watts Library (located at 1501 E. 103rd. St.) to Kaiser Permanente and to prepare and present the documents necessary to effectuate this sale.

PRESENTED BY Joe Buscaino, gced/15
JOE BUSCAINO
Councilmember, 15th District

SECONDED BY Mary Martinez

UUN24101G

Vertical stamp or text on the right side of the page, partially obscured.

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICERDate: ~~October~~ 4, 2018

CAO File No. 0150-11238-0000

Council File No. 16-0752

Council District: 15

To: The Council

From: Richard H. Llewellyn, Jr., Chair of the Municipal Facilities Committee

Subject: **TRANSMITTAL FROM THE MUNICIPAL FACILITIES COMMITTEE - REPORT ON THE LEASE OF FORMER FIRE STATION 65 LOCATED AT 1525 EAST 103RD STREET IN COUNCIL DISTRICT 15 TO WATTS COUNSELING AND LEARNING CENTER, A NON-PROFIT 501(C)3 COMMUNITY BENEFIT PROGRAM OF KAISER PERMANENTE HEALTH PLAN, INC.**

RECOMMENDATIONS

That the Council, subject to approval by the Mayor,

1. Find that Watts Counseling and Learning Center, a 501 (c)3 non-profit Community Benefit Program of Kaiser Permanente of Southern California/Foundation Health Plan, Inc. (Kaiser), provides a significant community and public benefit to Los Angeles residents, that is greater than the current market value of the proposed lease agreement for Former Fire Station 65;
2. Authorize the General Manager of the Department of General Services (GSD), with assistance from the Office of the City Attorney (City Attorney) and other necessary departments to finalize negotiations and execute a lease agreement with Kaiser for the Former Fire Station 65 property located at 1525 East 103rd Street, as illustrated in Attachment 1 and outlined in Attachment 2 to this report and without material changes;
3. Find under the California Public Resources Code, Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, made at the public hearings on April 18, 2018, and pursuant to Charter Section 562 and the Los Angeles Municipal Code Section 12.27-B, that a zone variance from L.A.M.C. Sections 12.04.09 B and 12.23 B.7(a) to allow the change in use of a leased space within an existing municipal building in the Public Facility (PF) zone to a privately operated community services center on an interim basis is appropriate;
4. Determine that the five requirements and prerequisites for granting a variance as enumerated in Section 562 of the City Charter and Section 12.27 of the Municipal Code have been established by the adoption of the mitigated negative declaration No. ENV-2017-1063-MND on July 16, 2018, there have been no changes to project, changes with respect to the circumstances under which the project is being undertaken or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified effects, and therefore no subsequent negative declaration, addendum, or further environmental documentation is necessary; and

5. Authorize the City Attorney to make any technical corrections that would be necessary to execute the agreement.

SUMMARY

Directed by a Buscaino-Cedillo Motion, C.F. 16-0752, the City and Kaiser have been engaged in negotiations over the last two years for the proposed sale of a former CRA/LA property, the old Watts Library at 1501 East 103rd Street, as well as the interim use of the neighboring Former Fire Station 65 at 1525 East 103rd Street. Both properties are located in the Watts Civic Center area which currently hosts a City Municipal building at 1513 East 103rd Street. See Attachment 1 - Site Map for Kaiser Lease of Former Fire Station 65. At its meeting of May 25, 2017, the Municipal Facilities Committee (MFC) considered a GSD report (Attachment 2 – May 25, 2017 GSD Report with CAO Community Benefit Analysis), approved the authorization to proceed with negotiations of the two proposed transactions with Kaiser and instructed staff to transmit the report to Council upon completion of the environmental documentation and negotiations. The environmental work for both transactions is complete but there are still unresolved terms related to the sale transaction.

At the request of both Kaiser and Council District 15, it is recommended that the City proceed with finalization and execution of the lease transaction for Former Fire Station 65 at this time and forward the sale transaction for the old Watts Library separately, upon completion of those negotiations.

BACKGROUND

Kaiser currently operates the Watts Counseling and Learning Center (Center) at 1465 E 103rd Street, and provides counseling and preschool services to the community. The Center is a non-profit Community Benefit program of Kaiser. Since 1967, the Center has provided counseling, outreach, and educational services to the residents of Watts and the surrounding communities with no membership requirements. In order to meet the expanding program need in the Watts community, Council District 15 issued a motion (C.F. 16-0752) instructing staff to work with Kaiser on a Right of Entry and any other necessary documents. At the time of the May 25, 2017 MFC meeting, the City Working Group recommended contingent approval pending Kaiser's completion and submission of its environmental and entitlement documents and Board approval of the lease and purchase transactions.

A land use variance is required for the lease because of the change in use of the fire station to a non-governmental use. Standard for the intended change from fire station use to community services, the Department of City Planning (DCP) is required to approve all CEQA compliance documents prior to Council consideration and approval of the sale. MFC provided its contingent approval of both transactions and instructed staff to transmit the MFC actions after finalization and submittal of the necessary environmental documents and subsequent hearings and determination by the DCP.

The environmental and entitlement process is now complete and DCP approved both the zoning variance and the parking variance requested by Kaiser. Attachment 3, copy of the DCP determination dated June 29, 2018 is included with this report. Due to still on-going negotiations on some terms related to the sale transaction, authorization is requested to proceed with only the lease at this time. The terms related to the lease are discussed in the following section.

SUMMARY LEASE TERMS

The term for the former fire station lease is three years at \$0 per year with two one-year options to extend.

The effective date of the lease will mirror the effective date of the Purchase and Sale Agreement once effective. The total estimated costs to improve the site is \$2.18 million and will be at the sole cost of the tenant. Kaiser will provide all custodial services, building maintenance and be responsible for utility costs. It is noted, that while the size of the total site is 22,776 square feet, the specific area covered by the lease is approximately 7,760 square feet which includes the about 5,760 square feet former fire station and an additional 2,000 square feet space immediately next to the fire station for location and operation of a temporary trailer.

REVISED COMMUNITY BENEFITS

GSD further clarified the fire station and adjacent spaces to be included in the lease. It is noted that the fire station lease space was incorrectly reflected as 4,630 square feet with an annual estimated lost rent of \$48,893. Based on the updated square footage information and the market rate of \$.88 PSF, the updated lost rent revenue is \$81,946, which is still significantly less when considering the fact that City will retain the permanent building improvements currently projected at \$2.18 million (or \$726,667 annually) after the lease terminates. The site map and lease area are illustrated in Attachment 1. Detailed lease terms are outlined in Attachment 2.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATEMENT

The project description is consistent with the project described in the Mitigated Negative Declaration (MND) signed by City Planning on June 29, 2018. Pursuant to Charter Section 562 and the LAMC Section 12.27-B, the Director of Planning issued its Letter of Determination on June 29, 2018, which approved the variance, detailing the conditions of approval. No comments or appeals were filed prior to the end of the review period on July 16, 2018.

Council approval of the recommendations in this report and its attachments will authorize GSD, with assistance from the City Attorney, to finalize negotiations and execute a lease agreement for the property at 1525 East 103rd Street, in Council District 15, with Kaiser as generally outlined in the report and attachments.

FISCAL IMPACT STATEMENT

There is no anticipated revenue to the General Fund from approval of the lease. The total estimated community benefit over the three-year term of the lease is \$2.18 million in capital improvements or \$726,667 annually. The total revised annual lost revenue based on the revised 7,760 square feet is \$81,946. The revised community benefit to the City is \$644,721 annually. Additionally, the City will own the permanent capital improvements after termination of the lease.

Attachment 1 – Site map – Kaiser Lease of Former Fire Station 65

Attachment 2 – May 25, 2017 GSD Report w/CAO Community Benefit Analysis for Non-Profit Lease

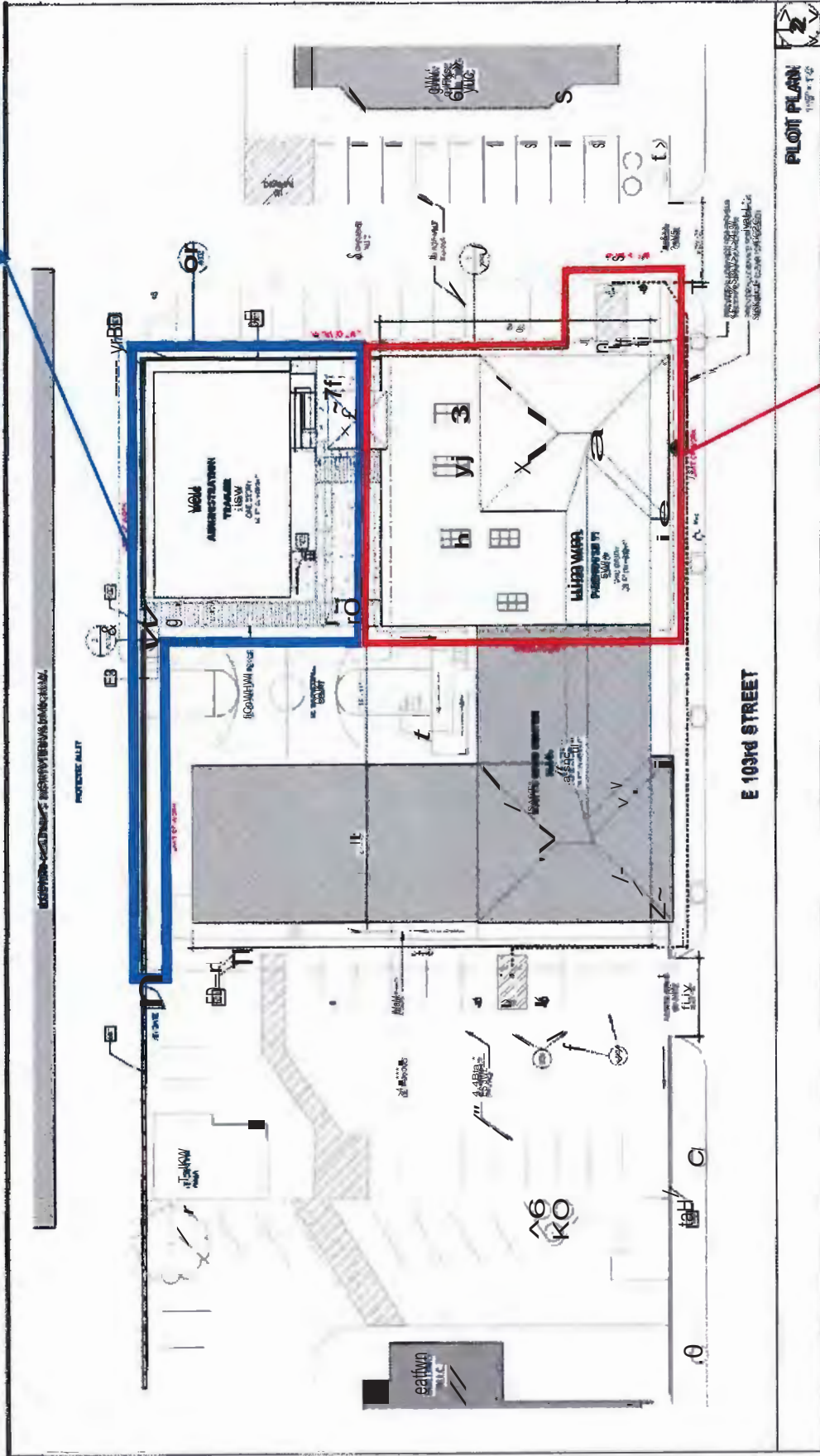
Attachment 3 – Letter of Determination: Case No. ZA 2017-1062 (ZV)

RHL:JVW:15190023

Attachment 1 - Site Map
C.F. 16-0752

Former Fire Station 65
Kaiser Lease

Name: Watts Fire Station 65,
additional space
Size: 2,000 sq. ft.



Name: Watts Fire Station 65
Size: 5,760 sq. ft.

Total Size: 7,760 sq. ft.

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

Agenda Item No. 19

DEPARTMENT OF
GENERAL SERVICES
ROOM 300
CITY HALL, SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 690-9800
FAX NO. (213) 928-9513

May 25, 2017

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Eric Villanueva, Legislative Assistant

**REQUEST FOR AUTHORIZATION TO NEGOTIATE AND EXECUTE
CITY PROPERTY SALE & NEW LEASE WITH KAISER PERMANENTE**

The Department of General Services (GSD) requests authority to negotiate and execute both the sale of City property and a new non-profit lease with Kaiser Foundation Health Plan, inc. (Kaiser), a non-profit organization. The City Council action on July 5, 2016, instructs GSD to execute a lease with Kaiser for the former Fire Station 65 located at 1525 E. 103rd Street and to negotiate the direct sale of the old Watts Library located at 1501 E. 103rd Street (C.F. 16-0752).

BACKGROUND

Kaiser owns a property located at 1465 E. 103rd Street, which is adjacent to the City's Old Watts Library Site. Kaiser currently operates the Watts Counseling and Learning Center on the Kaiser property and has operated at this location for 50 years.

Kaiser has proposed to renovate the former Fire Station 65 and to improve and expand Kaiser's Watts Counseling and Learning Center. Both parties are considering having the City lease former Fire Station 65 to Kaiser for approximately three years. Kaiser has proposed to make extensive capital improvements to former Fire Station 65 and occupy it under the proposed three year lease, in addition, the City is prepared to sell the Watts Library site, upon City Council approval, to Kaiser. Kaiser will improve the

library site and the Kaiser property by constructing a new medical office building and a new, expanded Watts Counseling and Learning Center.

There has been no environmental study under the California Environmental Quality Act (CEQA) completed as of yet. The City Council needs to further approve the sale of the Library Site, and Kaiser's Board of Directors has not approved either the lease or the purchase. The City Administrative Office (CAO) has prepared a modified Community Benefit Analysis which estimates the Community benefit at \$726,667 annually and exceeds the market value for the leased space by \$677,773. The proposed lease is consistent with the City's proposed Non-Profit Leasing Policy in that the rental value of the space has exceeded and has a significant offset due to Kaiser's capital investment. The rental rate does not exceed the value of the community benefit analysis. The proposed terms are recommended for approval.

Kaiser will make significant capital improvements to the former Fire Station 65, currently estimated to cost \$2,180 million, which will remain after Kaiser removes any trade fixtures and personal property at the end of the lease term and any extension thereof. Kaiser will not be required to commence the capital improvements prior to the date on which entitlements have been obtained for the Watts Health and Learning Pavilion and may terminate work on the capital improvements at the end of the term or its early termination, subject to requirements. The capital improvements shall be a consideration for the lease.

During the term of the non-profit lease, Kaiser will pay the cost and expense of all maintenance, repairs, utility usage, insurance, and taxes related to the former Fire Station 65. Kaiser will lease the premises in "as is" condition and the City will not be required to perform any improvements as part of the lease.

PROPOSED SALE OF PROPERTY

Kaiser will pay the City the purchase price of \$630,000, upon City Council approval of the sale of City property.

PROPOSED NON-PROFIT LEASE AGREEMENT

The non-profit lease will have a term of three years. Kaiser will have two one-year options to extend the term of the lease. Kaiser's need to use the former Fire Station 65 will be determined by Kaiser's ability to demolish the existing Watts Counseling and Learning Center and construct the Watts Health and Learning Pavilion. If Kaiser is unable to procure the entitlements or permits to demolish the existing Watts Counseling and Learning Center and construct the Watts Health and Learning Pavilion, Kaiser may terminate the lease on 30 days' notice and will not be required to conduct further capital improvements; provided, however, if construction of the capital improvements has commenced, Kaiser shall complete its then-active construction activities so that no

partially built tenant improvements or demolished portions of the original building remain.

The proposed non-profit lease agreement will contain the following:

TERMS AND CONDITIONS

LOCATION:	1525 E. 103 rd Street, Los Angeles, CA 90002
LANDLORD:	City of Los Angeles
USE:	Counseling and Learning Center
SQUARE FEET:	Approximately 22,776
TERM:	Three years (36 months) Two One-year options
RENTAL RATE:	\$0
ESCALATIONS:	N/A
ADDITIONAL RENT:	N/A
SECURITY DEPOSIT:	N/A
UTILITIES:	Tenant will be responsible for utility costs
PARKING:	35 parking spaces
TENANT IMPROVEMENT:	All tenant improvements will be at the sole cost of the tenant
CUSTODIAL SERVICES:	All custodial services will be at the sole cost of the tenant
MAINTENANCE:	All building maintenance of the Premises will be at the sole cost of the tenant

FISCAL IMPACT

No revenue will be generated from this lease to the General Fund. The potential sale of the Watts Library site will be \$630,000 and allocated to the Community Redevelopment Agency.

RECOMMENDATION

That the Los Angeles City Council authorize the Department of General Services to negotiate and execute both a new lease agreement and property sale with Kaiser Permanente at 1501 and 1525 E. 103rd Street, Los Angeles, California.


Tony M. Royster
General Manager

Attachments

Community Benefit Analysis for Proposed Non-Profit Lease

I. Proposed Lease Terms and Conditions	
Facility Location:	1525 East 103rd Street, Los Angeles (Fire Station 65)
Lessee:	Watts Counseling and Learning Center, a non-profit 501(c)3 organization
Council File Reference:	16-0752 (Motion adopted July 1, 2016)
Space Assignment:	Approximately 4,630 square feet
Term & Renewal Option:	Three years, with two one year options to renew. Approval of the renewal options at the existing rate will be at the discretion of the City.
Market Rate:	\$0.88 per square foot (Monthly rate: \$4,074 / Annual rate: \$48,893)
Proposed Rental Rate:	\$0 per year during the first term, with rate under any renewal options to be subject to negotiation.
Utilities/Custodial:	Lessee shall be financially responsible for all applicable utility and custodial costs.
Tenant Improvements:	Lessee shall have full responsibility for the cost of any needed tenant improvements.
II. History and Current Services	
Mission:	Watts Counseling and Learning Center is a nonprofit Community Benefit program of Kaiser Permanente Southern California. Since 1967, the Center has provided counseling, outreach, and educational services to the residents of Watts and the surrounding communities. Kaiser Permanente Health Plan membership is not required to receive these services.
Vision:	The Center's motto of "helping people grow" supports the philosophy that empowering multi-generational individuals and families to cope with stresses and barriers will ultimately strengthen the community.
Background / History:	The Center was established two years after the 1965 Watts civil unrest, to provide essential mental health and educational resources for the children and families of Watts, regardless of whether or not they are Kaiser Permanente members.
Current Services:	Watts Counseling and Learning Center, which includes a preschool and counseling services.

Community Benefit Analysis for Proposed Non-Profit Lease

III. Community Benefit Analysis	
Value of Direct Services:	Kaiser will provide \$2,180,000 in capital improvements needed to reactivate use of the old vacant Waits Fire Station 65. The City will retain the capital improvements after Kaiser removes any trade fixtures and personal property at the conclusion of the lease. This cost includes tenant improvements, infrastructure and site work.
Total Community Benefit:	\$726,667 <u>annually</u> (\$2.18 million, divided by 3-year term)
Market Value for Leased Space	\$44,888 <u>annually *</u> (* calculated as: average market rate of <u>\$0.88</u> per s.f. multiplied by assigned space of 4,830 s.f. multiplied by 12 months = \$49,893)
Benefits Finding & Recommended Action.	Community benefits estimated at \$726,667 annually, exceed the market value for the leased space by \$677,774. The proposed lease is consistent with the City's proposed Non-Profit Leasing Policy in that the rental value of the space is exceeded/significantly offset by the annual contributions in capital improvements funded by the non-profit lessee. The proposed terms are recommended for approval.

5-16-17	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	✓ Analyst	Chief	Assistant CAS

TO CITY CLERK FOR FILING IN NEXT
CITY COUNCIL AGENDA TO BE POSTED

#102

MOTION

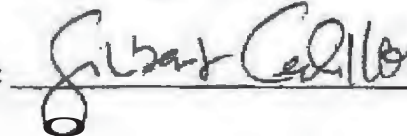
I MOVE that the City Council action of July 5, 2016 relative to executing a lease with Kaiser Permanente for former Fire station 65 located at 1525 E. 103rd St and negotiating the direct sale of the old Watts Library located at 1501 E. 103rd St. (C.F. 16-0752) BE AMENDED to also instruct the Department of General Services, in consultation with the City Attorney, to issue the appropriate Right of Entry (ROE) permit(s), and any other necessary documents, to Kaiser Foundation Health Plan, Inc. (Kaiser) to access former Fire Station 65 located at 1525 E. 103rd St. and the old Watts Library located at 1501 E. 103rd St. in Council District 15 for a period of one year from September 1, 2016 through September 1, 2017 to provide Kaiser with sufficient time to conduct due diligence testing and inspections of the City-owned properties, which includes, but is not limited to, environmental and hazardous materials testing, obtaining appraisal, conducting geotechnical tests, and historical preservation review, prior to executing any agreements.

PRESENTED BY:


JOE BUSCAINO

Councilmember, 15th District

SECONDED BY:



City of Los Angeles
City Clerk
2016

46

SEP 28 2016



USA M. WEBBER
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
THEODORE L. IRVING
ALETA D. JAMES
FERNANDO TOVAR
DAVID S. WENTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
CITY PLANNING**

VINGENT P. BERRON, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

USA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

June 29, 2018

Gretchen Siemers (A)
Kaiser Permanente Health Plan, Inc.
393 E. Walnut Street, 4th Floor
Pasadena, CA 91188

City of Los Angeles (O)
Department of General Services
111 E. First St., Room 201
Los Angeles, CA 90012

Donna Shen Tripp (R)
Craig Lawson & Co., LLC
32211 Hutchison Avenue, Suite D
Los Angeles, CA 90034

CASE NO. ZA 2017-1062(ZV)
ZONE VARIANCE
1453 - 1525 East 103rd Street and
10220 South Success Avenue
Southeast Los Angeles Planning Area
Zones : C4-1 and PF-1
D. M. : 090B209
C. D. : 15
CEQA : ENV-2017-1063-MND
Legal Description: Lot 5, TR 31566

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby **APPROVE**:

a zone variance from L.A.M.C. Sections 12.04.09 B and 12.23 B.7(a) to allow the change in use of a leased space within an existing municipal building in the Public Facility (PF) zone to a privately operated community services center on an interim basis; and

a zone variance from L.A.M.C. Section 12.26.E.5 to allow for off-site parking within 750 feet of the Project Site by lease agreement in lieu of a recorded covenant,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Authorized herein is the change of use in use of a leased space within an existing municipal building in the Public Facility (PF) zone to a privately operated community services center on an interim basis
7. Automobile parking shall be provided to the satisfaction of the Department of Building and Safety except all required parking may be provided off-site by lease agreement. A current copy of the lease agreement shall be maintained in the Zoning Administrator case file.
8. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
9. Prior to the utilization of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP 6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
10. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property

damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT , LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in

the Municipal Code, The Zoning Administrator's determination in this matter will become effective after **JULY 16, 2018**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Downtown
 Figueroa Plaza
 201 North Figueroa Street,
 4th Floor
 Los Angeles, CA 90012
 (213) 482-7077

San Fernando Valley
 Marvin Braude San Fernando
 Valley Constituent Service Center
 6262 Van Nuys Boulevard,
 Room 251
 Van Nuys, CA 91401
 (818) 374-5050

West Los Angeles
 West Los Angeles Development
 Services Center
 1828 Sawtelle Boulevard, 2nd Floor
 Los Angeles, CA 90025
 (310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on April 18, 2018, all of which are by reference made a part here of, as well as knowledge of the property and surrounding district, I find that the five requirements and prerequisites for granting a variance as enumerated in Section 562 of the City Charter and Section 12.27 of the Municipal Code have been established by the following facts:

BACKGROUND

The proposed project is located at property commonly identified as 1513 and 1525 East 103rd Street. The site is zoned PF-1 and is located in the Southeast Los Angeles Community Plan area with a General Plan Land Use designation of Public Facilities. The

site is located in a Los Angeles State Enterprise Zone, and within a Transit Priority Area in the City of Los Angeles.

The Project Site is generally bounded by 103rd Street to the south, Success Avenue several lots to the west, an alley to the north, and Compton Avenue to the east. The Project Site is comprised of one rectangular lot with an area of approximately 22,776 square feet with approximately 162 feet of frontage on 103rd Street and approximately 173 feet of frontage along a rear alley.

The Project Site is improved with a one-story municipal building constructed in 1936. The western portion of the building houses both offices of City of Los Angeles' Housing and Community Investment Department (HCID) as well as the Watts District Office for Council District 15. The remaining area of the building is a vacant Fire Station (formerly City of Los Angeles Fire Station No. 65) with a floor area of approximately 5,046 square feet ("the Fire Station"). Behind the Fire Station is an approximately 954 square foot detached kitchen. The existing Fire Station portion of the municipal building has been vacant since 2006. The detached kitchen is also vacant and boarded up to prevent unauthorized access.

To the west of the Fire Station site is a surface parking lot serving the municipal building, a closed former City Library, and Kaiser Permanente's Watts Counseling and Learning Center (the "Center"). To the north of the Fire Station is The Children's Institute, Inc., a non-profit that provides early childhood services and family support to the Watts community. To the east of the Fire Station is a surface parking lot and building containing commercial uses including a Chase Bank (also zoned PF-1). To the south of the Fire Station, on the other side of 103rd Street, is the Thomas Riley High School campus.

The Proposed Project includes the redevelopment of the existing Kaiser Permanente Watts Counseling and Learning Center. Redevelopment of the site would occur in two phases. The first phase would include the temporary relocation of the existing counseling and administrative functions of the center to a leased portion of the adjacent existing but vacant Fire Station No. 65 space, while the Center's existing Preschool Education for Parents and Children (PEPC) will be temporarily relocated to the Drew Children's Development Corporation site during construction of the Proposed Project. Phase 2 of the Proposed Project would include the demolition of the existing Watts Counseling and Learning Center and a vacant library building at 1501-1505 E. 103rd Street and the construction of a new 60,000 square-foot building with 36,500 square feet of medical office space and 23,500 square feet for the new Watts Counseling and Learning Center space.

STREETS AND CIRCULATION

East 103rd Street, adjoining the subject property to the south, is designated a Collector Street with a required public right-of-way width of 66 feet, including a 40-foot roadway (or 20-foot half roadway) and 13-foot sidewalks. The existing public right-of-way is approximately 78 feet in width. As such, no dedication would be required.

Alley, adjoining subject property to the north.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property

Subject Property

CASE NO. ZA 2001-5814(ZV) – On October 10, 2002, the Zoning Administrator approved variances from Sections 12.04.09 and 12.21-A,4(d) of the Los Angeles Municipal Code to permit the floor area expansion of an existing youth counseling/learning community center, and a reduction of on-site parking from 23 to 22 spaces.,

Surrounding Properties

No related cases are found in the surrounding properties.

Public Correspondences

Organizations submitting letters of support and date of letter:

April 23, 2018, Los Angeles Police Department.
April 23, 2018, Barbara Stanton of The Entrepreneur Educational Center.
April 30, 2018, Liroy Williams.
June 4, 2018, Michael Dieden of the Creative Housing Associates.
April 23, 2018, Arturo Ybarra of the Watts/Century Latino Organization.
April 23, 2018, Timothy Watkins of the Watts Labor Community Action Committee.
April 23, 2018, Robert Taylor of the Beulah Baptist Church.
May 15, 2018, David Carlisle of the Charles Drew University.
May 18, 2018, Luis Heckmuller of the LAUSD Local District South.
May 17, 2018, Chris Jordan of the Grant Housing & Economic Development Corp.
May 17, 2018, Marcy Dann, Coordinator of the CSUN Educational Therapy Program.
May 2, 2018, was submitted Yvette Choyce of the John Ritter Elementary School.
April 26, 2018, Lottie Cleveland of the L.A. South Chamber of Commerce.
April 26, 2018, Robin Daniels of Sisters of Watts.
April 23, 2018, Rudy Barbee of the Friends of the Watts Towers Arts Center.
April 23, 2018, Alvenia Hatten of the Hatten Family Childcare.
Letters of support dated April 23, 2018, were each submitted by Egerton Forster, Allen Harris of the Watts-Willowbrook Church of Christ.
April 30, 2018, Kandee Lewis of The Positive Results Corporation.
April 26, 2018, Dr. "Sweet" Alice Harris and Jonetta Woods of the Parents of Watts.
April 23, 2018, John Jones of the East Side Riders Bike Club.
May 1, 2018, Aja Brown, Mayor of the City of Compton.
April 23, 2018, Keith Linton, Retired LAPD Officer and CEQ of Boys 2 Gentlemen.
May 2, 2018, Virginia Lee of the Partnership for Los Angeles Schools.
April 23, 2018, Ms. C. Norman of the Barack Obama Charter School.
April 27, 2018, Claudia Valladares of Healthy Start.
May 3, 2018, Kendall Hirai of Crystal Stairs, Inc.
April 30, 2018, Theresa Garland of Operation Progress Los Angeles.
April 23, 2018, Betty Day of Watts Gang Task Force Council.

May 15, 2018, Rev. Michael Mandala of Verbum Dei High School.
May 4, 2018, Nicole Landers of Community Healing Gardens.
April 23, 2018, Michael Cummings of We Care Outreach Ministries.
April 27, 2018, Ines Kuperschmidt and Janeen Steel of Learning Rights Law Center.
April 23, 2018, Lashon Sanford of Compton Elementary Steam Academy.
May 11, 2018, James Jones of Gangsters for Christ.
June 6, 2018, Cecilia Vazquez of Greet Dot Public Schools.
April 23, 2018, Douglas Guthrie of the City of Los Angeles Housing Authority.
April 23, 2018, Stephen Gutwillig of SEE LA.
April 30, 2018, Marion A. Dave of Children's Institute, Inc.
April 30, 2018, Terese Aceves of Loyola Marymount University.
April 27, 2018, Margaret Coins of L.A. Care Health Plan.
April 27, 2018, Judith Brennan of Association of Educational Therapists.
May 4, 2018, Bridget Valles of College Bridge Academy.
April 23, 2018, Dr. Jessica Hutcheson of College Bridge Academy – Inglewood.
April 23, 2018, Benjamin Snyder of the National Union of Healthcare Workers.
May 30, 2018, Keith Johnson of J-Tech Institute, Inc.
April 23, 2018, Dimitrios Jones of The People of Change.
May 25, 2018, Frank O'Brien of Watts Reimagined.

Individuals who submitted letters of support: 70

Letters opposed to the project request:

One letter from Roderick Seamster of the Watts Healthcare Corporation, was submitted.

Public Hearing

A Notice of Public Hearing was sent to property owners and/or occupants abutting the subject site for which an application, as described below, had been filed with the Department of City Planning.

The hearing for Case No. ZA 2017-1062(ZV) and CEQA No. ENV 2017-1063-MND was held by Associate Zoning Administrator Henry Chu on April 18, 2018, at Los Angeles City Hall in Rom 1020. The hearing was attended by the applicant's representative, Donna Shen Tripp, the Director of The Watts Counseling and Learning Center, Maria Aguirre, and Environmental Consultant, Shane Parker. There were approximately 15 members from the public.

Ms. Shen Tripp made the following statements:

- The Watts Counseling and Learning Center was established in 1967, and has been at the same facility for over 50 years.
- The Center provides mental health and educational resources, counseling, educational therapy, and early childhood development.
- Approximately 4,500 students have participated in the Center's programs in the last 25 years.

- The site is located on the northeast corner of 103rd Street and Success Street.
- The Center has outgrown the space and is looking to demolish to space, occupy a temporary site, and redevelop it in the future.
- Council approved a motion to lease a Fire Station Building in 2016.
- The Center intends to provide tenant improvements to the fire station and occupy the building.
- Administration trailers will be utilized in the operation.
- The project is seeking a variance because of the site's PF zoning.
- Off-site parking for administration trailers will be through lease, and thus requires a variance.
- The temporary location is on the same block as the existing center, and is near schools, the Blue Line Station, a regional park, and the Watts Library.
- (Shane Parker) The MND evaluated the project and determined that there would be no significant impact. The project would be subject to the Secretary of Interior Standards. Impacts such as soil management, hazardous materials, haul route, noise from construction, police services, and traffic are less than significant.
- The project has had extensive outreach with the community.

During the public testimony portion of the hearing, seven people spoke and provided public testimony. They include the following:

1. **Roderick Seamster, Watts Healthcare Corporation.** Mr. Seamster stated the following: The Watts Healthcare Corporation (WHC) is near the project site. It provides many services to the community and has maintained communication with other organizations. Together, WHC works with other organizations to provide primary care to the community. The project expansion will lead to inherent difficulty in WHC retaining employees. The project will diminish WHC from maintaining their workforce because of recruitment and inability to retain workers. More time is needed to continue having good dialogue.
2. **Second Speaker of the Watts Healthcare Corporation.** Echoed the same sentiments for the project stated by Mr. Seamster.
3. **Julius Dorsey, Latell Corporation.** Stated there is a duplicate of services.
4. **Oliver Brooks, Medical Director of Watts Healthcare Corporation.** Asked how parking was to be accommodated. The applicant is coming in with similar services offered. They met once, and more time is needed to determine what happens to the new medical center.
5. **Dr. Raj Moore of Watts Healthcare Corporation.** Stated communication includes everyone to make things work. Both organizations can thrive and prosper.
6. **Sixth Speaker of Watts Healthcare Corporation.** Stated concern of the fire station. There have been power outage issues. Construction affects power in the area. How will parking be accommodated?

7. Nathan Holmes of Council Office 15. Stated the project is vital to the community. This is an interior step, and it is important to keep prioritizing services. The project involves a remodeled building. There are concerns of a new facility but the project of a new building is years away.

At the conclusion of the hearing, the Associate Zoning Administrator allowed the applicant's representative to respond to the issues raised by the public. She stated three spaces would be on-site and a request for a zone variance. She also reiterated the request is for a temporary location to operate, and that plans for a new facility are not final and that there is ample time for community feedback. The Zoning Administrator took the case under advisement for three weeks to allow for continued dialogue with community members to occur.

MANDATED FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

Strict application of the zoning code would result in unnecessary hardships to both the Center and the many Watts residents it serves, inconsistent with the general purposes and intent of the zoning regulations. The project will include the occupancy of a vacant government-owned fire station building with a community-serving use that parallels many governmental educational and wellness organizations which are explicitly allowed uses in PF zones on an interim basis. Additionally, parking requirements for this operation will be met for the use through an off-site parking lease at a site less than 750 feet away. The Public Facilities Zone provide regulations for the use and development of publicly owned land in order to implement the City's adopted General Plan, including, the circulation and service systems designations in the City's adopted district and community plans, and other relevant General Plan elements, including the circulation, public recreation and service systems elements. Also, parking covenants ensure required parking is provided for the duration of the proposed use. The Applicant proposes community serving uses on a site that is designated as public facility until construction and issuance of the Certificate of Occupancy for a new facility is completed. The Applicant intends to provide all Code required parking for the duration of its temporary tenancy in the old City Fire Station.

Since 1967, the Applicant, Kaiser Permanente, has operated the Watts Counseling and Learning Center (the "Center") on the same block as the subject Fire Station site. The existing Center is located at 1465 E. 103rd Street, at the northeast corner of the intersection of Success Avenue and 103rd Street. The Center provides individual, family, marital, parent/child, and group therapy/counseling and educational programs in English and Spanish, as well as specialized support for

children experiencing life threatening family illness. The Center specifically offers specialized individual or small group educational therapy for children with learning difficulties. These sessions provide a wide range of intensive, individualized interventions designed to remediate learning differences. In addition, advocacy training is accessible to parents and caregivers to assist with navigating the special education system.

According to the Applicant, as services evolved and the number of community members served has increased over the past five decades, the Center has outgrown its current space. The Applicant proposes to construct a new facility to replace the existing Center to improve services and serve a larger population. During the interim period of demolition and construction, the existing Center will utilize the fire station as a temporary home. The City of Los Angeles has agreed to lease to the Applicant the vacant Fire Station (formerly City of Los Angeles Fire Station No. 65) located only 160 feet east of the existing Center; the vacant Fire Station is located in the same building as the Watts Civic Center, located at 1513 and 1525 E. 103rd Street ("the Fire Station"). As such, the Applicant will continue to provide uninterrupted the majority of its services on the same block, to the same community, during the period of construction.

Pursuant to Footnote 10 of the Southeast Los Angeles Community Plan, "The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be still be considered consistent with the adopted Plan." While the City of Los Angeles owns the Fire Station portion of the subject municipal building, the Fire Station has remained vacant for the past decade. Although neither the City nor the Applicant is proposing to rezone the subject site, the aforementioned General Plan Footnote contemplates allowing PF zoned lots, which are unused with no public agency intent on acquisition, to be rezoned to a consistent zone within 500 feet. This includes the C4 zone to the west on the same block and upon which the current Center is located. The Center's community-serving counseling and educational supportive services are a permissible use in the C4 zone.

By permitting Kaiser's Watts Counseling and Learning Center to relocate temporarily within this City-owned vacant Fire Station, the Applicant will be able to continue uninterrupted operations and the provision of critical community services on the same block within which it has operated for the past 50 years.

The PF Zone is premised on the ownership and use of the property by a government agency. A PF Zone permits public hospitals, libraries, public clinics and public schools. The Applicant proposes to use the existing Fire Station in a

similar manner by providing family and children's counseling and educational no-cost services to the public, regardless of whether or not they are Kaiser Permanente members.

The granting of this variance will lead to continued aid to youth and families of Watts through the provision of critical counseling and educational development services. Also, the Applicant will continue providing uninterrupted valuable services to the community without creating unnecessary hardships for participants should Kaiser have to relocate somewhere farther away while construction at 1465 East 103rd Street occurs. Construction duration at 1465 East 103rd Street is estimated to be approximately 24-36 months. Following completion of construction of the new Center, the Fire Station building will be turned back over to the City of Los Angeles to be used as a future Community Center. The Fire Station will be renovated for any future use by the City.

Parking

The Center's occupancy of the old Fire Station does not yield a requirement to provide any new parking spaces. However, due to the addition of a mobile trailer with 2,160 square feet of floor area to temporarily house administrative space for the Center, four parking stalls are required. Pursuant to LAMC Section 12.26 E.5, "whenever the off-street automobile parking spaces required by this section are provided on a different lot from that on which the use they are to serve is located, as a prerequisite to the issuance of the required building permit or certificate of occupancy, the owner or owners of said lot on which parking is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners will continue to maintain said parking spaces so long as the building or use they are intended to serve is maintained.

The Applicant is unable to provide additional parking on-site due to the small size of the site (22,776 square feet). Also, there are no plans to change the footprint of the subject Fire Station. The adjacent property owner to the north/northwest (Children's Institute) has agreed to lease four parking spaces to the Applicant during the interim period that the Center is located in the Fire Station. The northerly adjacent property is a prime off-site location for the Applicant to obtain parking because of its close proximity to the Fire Station (within the 750-foot distance requirement for off-site parking spaces). The adjacent property to the north is improved with the Children's Institute, a non-profit that provides early childhood services and family support to the Watts community.

The Children's Institute is currently reimagining their own campus and is proposing to construct a new facility within the next decade. The Children's Institute would face an unnecessary hardship to enter into a long-term parking covenant rather than a lease agreement because a covenant would interfere with the Children's Institute's own construction of a new building at 1522 East 102nd Street.

2. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

Use

There are special circumstances involving the Project Site, the existing building, and the proposed use. The Applicant's proposed use will be located in the vacant portion of an existing municipal building, is temporary in nature, is community-serving, and therefore consistent with the types of uses typically allowed in PF zones.

The Project Site is home to the historic Watts Civic Center Building which is comprised of field offices for the Housing and Community Investment Department and Council District 12. The eastern portion of this building was the previous home to Fire Station No. 65 but which has been vacant for about a decade; it is this portion of the municipal building which the City has authorized for lease to the Applicant for the temporary housing of Kaiser's Watts Counseling and Learning Center. The services offered by the Center are available to the public at no cost, and regardless of whether a person is a member of Kaiser. These counseling and educational services offered to the public by the Center are a compatible use to the underlying zone and the existing municipal building in which it will be temporarily housed. It is not the proposed use, but the fact that the provider of these services is a private health care entity which necessitates this variance request.

The City of Los Angeles City Council approved a three-year lease of this property to Kaiser Permanente (CF 16-0752) for tenancy by Kaiser's Watts Counseling and Learning Center. On July 1, 2016, the City of Los Angeles City Council approved a Motion to instruct the Department of General Services to "negotiate and execute a lease, with Kaiser Permanente for former Fire Station 65 (1525 E. 103rd Street) for a term of three years, with two one-year renewal options, at the rate of \$1 per year, with the understanding that Kaiser Permanente will perform all necessary capital improvements." The approved Motion also notes that "Kaiser Permanente is willing and able to make all necessary capital improvements to the former fire station to bring it into compliance with current building codes, which a 2015 Bureau of Engineering report estimates to be \$4.6 Million. After construction is complete and Kaiser moves into their new facility, they will return the former fire station, with all capital improvement back to the City at no cost."

This Motion stems from the City's own renovation and revitalization efforts of the old Watts Civic Center, comprised of the former Watts Library, the Civic Center building, and the former Fire Station No. 65. Kaiser Permanente is willing to improve the Fire Station to bring it into compliance with current building codes for its temporary occupation, and ultimately benefit the City after it occupies its new facility.

The Motion goes on to say that "this [project] presents a unique opportunity for the City to bring millions of dollars of private investment to a block that also contains the recently reopened civic center building, as well as the future Children's Institute campus, designed by architect Frank Gehry." Due to these unique circumstances, the proposed temporary use by the Watts Counseling and Learning Center of the old fire station portion of the Civic Center building is appropriate for the subject site.

Parking

Due to the short-term nature of Kaiser Permanente's occupancy at the Fire Station and the use of a mobile trailer for administrative purposes, the Applicant wishes to enter into a lease agreement with the Children's Institute rather than a covenant. The temporary nature of use in this variance request results in a special circumstance that would unduly burden both the parking lessee (Kaiser) and the lessor (Children's Institute) should the Applicant be required to provide the off-site parking spaces through a long-term recorded covenant. As the Children's Institute has planned its own construction project for its own new facility at 1522 East 103rd Street to occur within the next decade, they will not be able to enter into a long-term covenant with the Applicant for parking spaces on its site. Moreover, the Applicant only requires these four off-site parking spaces for the duration of its short-term occupancy of the fire station building.

3. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

Existing development in the immediate vicinity of the project site is comprised of a mix of uses. At the corner of East 103rd Street and South Compton Avenue, which is just east of the Fire Station at 10221 S Compton Avenue, a Chase Bank is located in a commercial building sited on a PF-1 Zone. Directly north of the Fire Station, at 1522 East 102nd Street, the Children's Institute (a non-governmental entity) operates in a PF-1 Zone. On the same block as all of these PF-zoned lots is a C4 zoned lot which has housed the Applicant's Watts Counseling and Learning Center for the past 50 years. Thus, the proposed relocation of the Center to a PF-zoned fire station approximately 160 feet to the east of its current location is compatible with the uses on this block.

It would be difficult for the operation to continue serving the community through counseling, educational therapy, child development, and outreach if forced to relocate outside of the Watts Civic Center area, where it has served thousands of constituents over the past 50 years. Access and convenience is what allows the operation to serve those within this community.

4. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

Use

Kaiser Permanente's Watts Counseling and Learning Center was established in 1967, providing counseling and educational resources for the children and families of Watts, regardless of whether or not they are Kaiser Permanente members at a location at the intersection of 103rd Street and Success Avenue. The Fire Station is an ideal location to temporarily house the counseling and educational services during the Center's new facility construction because it is only two lots away from the current Center's location. The community would continue to have ease of access to utilize Kaiser Permanente's services in a location on the same block as the Center and in a location that is proximate to other City services such as the M/CID and Council District 15 District Office and the Watts Library. Since the Center is located on the same subject block as the Fire Station, a new "use" would not be introduced to this block and the vicinity uses as the Center's operations and offered services have existed on the same block for the past 50 years. Thus, no new impacts will be introduced to this block and the surrounding area.

Additionally, there are a number uses located on PF-zoned lots which also are not uses expressly permitted in PF zones. The Fire Station to which the Center would be temporarily relocated is located just south of a non-profit institution called the Children's Institute. The Children's Institute, also located in a PF Zone, provides services to children and families healing from the effects of family and community violence within Los Angeles' most challenged neighborhoods. Additionally, to the immediate east of the Fire Station is a commercial building on a PF zone which is occupied by a Chase bank.

A large component of the Center's offered services are directed towards students. Thus, high school and elementary school outreach is a priority of the Applicant. Located at 1335 East 103rd Street, west of subject site is Ted Watkins Memorial Park, a park containing a recreation center, basketball and tennis courts, a swimming pool, and a baseball field. Directly across East 103rd Street from subject site is Thomas Riley High School. Behind Thomas Riley High School is Compton Avenue Elementary School. Remaining on the same block as the Center's home for the past 50 years allows the Center to continue to provide services within walking distance from the population it serves and in proximity to other services.

Due to the Project Site's unique location to Kaiser Permanente's existing facility and proximity to related uses, granting the variance would not be materially detrimental to either the public welfare, or cause injury to nearby properties. Rather, the granting of this variance would not introduce new impacts to this area and would facilitate the continuing advancement of the Center's mission to "contribute to the personal growth and development of inner-city children, parents, and other adults by providing them with an accessible quality community service program of counseling and educational services."

Parking

Given the short duration of Kaiser Permanente's tenancy of the existing Fire Station, the parking lease with the Children's Institute (for the provision of four off-site parking spaces) accommodates the temporary nature of the Center's parking needs. A long-term covenant would result in practical difficulties for the Applicant and the Children's Institute. The trailer will remain at 1525 East 103rd Street for only approximately two to three years, thus, a two-year lease of parking stalls on the Children's Institute site is reasonable. Additionally, a covenant could present an issue concerning the Children's Institute's own proposed new facilities and associated future construction.

5. **The granting of the variance will not adversely affect any element of the General Plan.**

The General Plan will not be adversely affected by the granting of this variance for change of use or for a lease in lieu of a covenant agreement for off-site parking. The Project promotes various goals and policies of the General Plan. The Project is in proper relationship to the community and enhances the community-serving services available.

The General Plan is the fundamental policy document of the City of Los Angeles. It defines the framework by which the City's physical and economic resources are to be managed and utilized over time. Decisions by the City with regard to the use of its land, design and character of Southeast Los Angeles buildings and open spaces, conservation of existing and provision of new housing, the support of infrastructure and human services, protection of environmental resources, and defense of residents from natural and man-caused hazards are guided by the Plan.

General Plan Elements

Economic Development: "The Plan will expand on existing health-driven economic development policies with a focus on education and training, targeting programming for individuals with a focus on education and training, targeting programming for individuals from low-income communities and those with barriers to employment." This Project intends to precisely promote this element; Applicant's mission is to promote community economic success by empowering young people and their families through education and training and supportive counseling services.

Mobility: "Smart investments that build and maintain a multi-modal transportation and place-making system." The operation's education and counseling program offers transportation services, in which buses or drivers pick up students from their schools and bring them to the Center. The program provides services to 800-1,200 students each year. The Applicant funded and provided-transit program decreases parking necessities and alleviates traffic on surrounding streets.

Plan for a Healthy Los Angeles: "Elevates health as a priority and complement existing General Plan policies." Applicant's proposed project centers around this theme, striving to improve the mental health of the Watts community through its various counseling and supportive services programs.

Community Plan

The City's Community Plans are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The plans are also intended to guide development in order to create a healthful and pleasant environment. Goals, objectives, policies, and programs are created to meet the existing and future needs and desires of the community. The plans are intended to coordinate development among the several parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community.

A goal of the Southeast Los Angeles Community Plan is to create "a strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district." By granting this variance, the City will allow the Applicant's operations to continue to be centralized (in relation to those the Center serves and in proximity to other community serving uses), which will maintain accessibility for Watts community residents in need of the offered services. Acknowledging that the old Fire Station has a historical element in Watts, the historical character of the building will be preserved as the proposed work to the Fire Station is comprised of tenant improvements.

Objective 2-1 in the Community Plan identifies the need to conserve and strengthen viable commercial development. The Applicant has demonstrated its commitment to the Watts community since 1967, and its success is a perfect example for other commercial enterprises considering investment in Watts. Similarly, Objective 2-3 notes the necessity to attract uses which strengthen the economic base and expand market opportunities for existing and new businesses. As a loyal service provider to the Watts residents for five decades and in order to continue serving a growing client base, the Center is in dire need of an expansion in order to improve its economic vitality. The granting of this variance would allow the Center to provide uninterrupted services on the same block as its current location, while the new and larger facility is constructed.

The Community Plan identifies economic development as a key element in the revitalization and growth of the Community. The Plan states it is a specific goal to generate and take advantage of economic development in the area. Furthermore, a centralized source of available resources in the Community is also a goal. Since the Applicant's Watts operations have been located at 1465 East 103rd Street for half a century, it makes sense to maintain its operations on the same block, particularly as the City has approved the lease of a decade-long vacant (and in

need of rehabilitation) municipal space. Moreover, as per the terms of the lease between the City and the Applicant, once the Applicant's tenancy ends in two to three years, the rehabilitated and renovated old fire station will be returned to the City for use as a planned Community Center.

ADDITIONAL MANDATORY FINDINGS

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a flood zone. The subject property is not located in an area for which a flood insurance rate map has been prepared.
7. On April 16, 2018 the Department of City Planning issued Mitigated Negative Declaration No. ENV-2017-1063-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.
8. Adopt the attached Mitigation Monitoring Program of ENV-2017-1063-MND.

Inquiries regarding this matter shall be directed to Jordann Turner, Planning Staff for the Office of Zoning Administration at (213) 978-1365.



HENRY CHIU
Associate Zoning Administrator

HC:JT:bk

cc: Councilmember Joe Buscaino
Fifteenth District
Adjacent property Owners
Interested Parties