

ORDINANCE NO. _____

An Ordinance authorizing and providing for the sale of certain City-owned real property that is no longer required for the use by the City, without notice of sale or advertisement for bids, to KEDREN COMMUNITY HEALTH, INC. ("Kedren") for ZERO DOLLARS (\$0.00).

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

Section 1. The Council of the City of Los Angeles hereby finds and determines that public interest requires a sale, without notice of sale or advertisement for bids, to Kedren of that certain real property owned by the City of Los Angeles and located at the address and/or location set forth hereinafter ("Property"). Kedren intends to construct the Kedren Children's Village on the Property to provide much-needed mental health services to children in the County of Los Angeles ("Project"). Kedren will be a third-party intermediary, and the Property will be dedicated for use by the County of Los Angeles for patients served by the Los Angeles County Department of Mental Health. A deed restriction shall be recorded against the Property in order to ensure the Property will continue to benefit the community through its use as a mental health services facility for children in the County of Los Angeles.

Section 2. The Council of the City of Los Angeles, hereby approves the conveyance of the Property to Kedren for the construction of the Project at a cost of zero dollars (\$0.00) and finds that: (1) the City sales agreement for the Property has conditions requiring a public benefit be provided, which will be recorded in a covenant on the land; (2) the sale of the Property will assist the City with its goal of providing mental health services for children.

Location: **710 East 111th Place
Los Angeles, CA 90059**

APN: **6071-022-902**

Legal Description: **See Exhibit "A"**

EXCEPTING AND RESERVING unto the City of Los Angeles all oil, gas, water, and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

ALSO SUBJECT to sale in “As Is and with all faults” condition, the purchaser purchasing the City owned property, by such act, expressly agreeing to purchase the property in an “As Is and with all faults” condition and without any warranty as to fitness for use, fitness for a particular use or development, or condition of the property, and that the City has no obligation to improve or correct any condition of the property, whether known or unknown before or after the date of the sale, including, without limitations, the condition of the property as its potential use or future development.

Sec. 3. The General Manager of the Department of General Services, in the name of, and on behalf of, the City is hereby authorized and directed to execute a Grant Deed to the City Property described in Section 2 of this ordinance to Kedren (or its nominees or lawful successors in interest), and the City Clerk of the City is hereby authorized and directed to attest thereto and affix the City Seal.

Sec. 4. The Department of General Services, Real Estate Services Division, is hereby authorized to open escrow, execute and deliver deeds and ancillary documents, and complete all necessary processes to effect this sale of the City Property to Kedren. As the City sales agreement will require Kedren to pay all escrow, title insurance and other closing related costs, there is no need to designate a City Fund or Activity Code to pay such expenses.

Sec. 5. This ordinance shall be operative upon its publication pursuant to Section 252(j) of the Los Angeles City Charter.

EXHIBIT "A"

APN: 6071-022-902

ADDRESS: 710 EAST 111TH PLACE, 90059

LEGAL DESCRIPTION

THAT PORTION OF LOT "B" OF TRACT NO. 6478, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGES 93 TO 99 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT "B" AT THE SOUTHWEST CORNER OF THE 2 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO N. A. KASSLER, TRUSTEE, RECORDED DECEMBER 5, 1950, AS INSTRUMENT NO. 1359, IN BOOK 35024, PAGE 317, OFFICIAL RECORDS, SAID POINT BEING SOUTH 68°37'27" WEST 504.62 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 68°37'27" WEST, 750.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING ALONG SAID SOUTHEASTERLY LINE SOUTH 68°37'27" WEST 457.30 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LAND DESCRIBED IN DEED RECORDED IN BOOK 5644, PAGE 360 OF SAID OFFICIAL RECORDS, DISTANT ON SAID SOUTHEASTERLY LINE OF SAID LOT "B", NORTH 68°37'27" EAST 500.08 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT "B"; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID LAST-MENTIONED DEED, NORTH 3°21'40" EAST 468.73 FEET TO THE MOST NORTHERLY CORNER OF SAID LAND, SAID CORNER BEING IN THE NORTHWESTERLY LINE OF SAID LOT "B"; THENCE ALONG SAID NORTHWESTERLY LINE OF SAID LOT "B", NORTH 68° 38' 00" EAST 261.16 FEET TO A LINE EXTENDING NORTH 21° 22' 33" WEST FROM THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID LAST-MENTIONED LINE, SOUTH 21°22'33" EAST 425.64 FEET, MORE OR LESS, TO SAID TRUE POINT OF BEGINNING.

RESERVING UNTO THE CITY OF LOS ANGELES AN EASEMENT FOR PUBLIC STREET PURPOSES, IN, OVER, ALONG, UPON AND ACROSS THE SOUTHEASTERLY 4.00 FEET OF THE NORTHWESTERLY 14.00 FEET OF THE ABOVE-DESCRIBED PARCEL OF LAND.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE PUBLIC STREET.

ALSO, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO LINCOLN INVESTMENT CORP., A CALIFORNIA CORPORATION, RECORDED IN BOOK 49039, PAGE 390, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING NORTH 68°37'27" EAST ON THE SOUTHEASTERLY LINE OF SAID LOT "B" A DISTANCE OF 500.08 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT "B"; THENCE NORTH 3°21'40" EAST 468.70 FEET ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND TO THE NORTHWESTERLY LINE OF SAID LOT "B"; THENCE NORTH 68°38'00" EAST ALONG SAID NORTHWESTERLY LINE 3.30 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 3.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE OF SAID PARCEL OF LAND; THENCE

ALONG SAID PARALLEL LINE, SOUTH 3°21'40" WEST TO THE SOUTHEASTERLY LINE OF SAID LOT B";
THENCE SOUTH 68°37'27" WEST TO THE POINT OF BEGINNING.

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




DATE: 9-10-2024

Sec. 6. 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

HYDEE FELDSTEIN SOTO, City Attorney

By 
LINDSEY ZWICKER
Deputy City Attorney

Date November 14, 2024

File No. _____

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____