County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

SACHI A. HAMAI
Interim Chief Executive Officer

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
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First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

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Fourth District

MICHAEL D. ANTONOVICH
Fifth District

December 16, 2014

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

26 December 16, 2014

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

SET: January 27, 2015 @ 9:30 a.m.

Dear Supervisors:

DEPARTMENT OF PARKS AND RECREATION:
APPROVE AND ORDER PUBLICATION OF
NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
12080 BROWNS CANYON ROAD, UNINCORPORATED CHATSWORTH
APPROVE CAPITAL PROJECT NO. 70006
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
FOR THE BROWNS CANYON PROPERTY ACQUISITION PROJECT
FIFTH DISTRICT
(4 VOTES)

SUBJECT

Approval of the recommended actions will allow the County of Los Angeles to purchase a parcel of real property located in the unincorporated area of Chatsworth; and approve the Browns Canyon Property Acquisition Project budget and appropriation adjustment to fund the acquisition.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed acquisition of improved real property and the planning, feasibility, and design studies on the property are categorically exempt from the California Environmental Quality Act for the reasons stated herein and the reasons reflected in the record of the proposed Project.

2. Establish the Browns Canyon Property Acquisition Project, Capital Project No. 70006, and approve the total Project budget of $2,503,000.

3. Approve an appropriation adjustment to transfer $2,503,000 from the Sunshine Canyon Landfill Mitigation Fund to Capital Project No. 70006 to fully fund the property acquisition; escrow fees; planning, feasibility, and design studies; perimeter fencing; and Sheriff's Department security

services.

4. Approve the Notice of Intention to purchase a 27.15 plus acre parcel of improved real property located at 12080 Browns Canyon Road in the unincorporated area of Chatsworth, from Ivor Green and Yvonne Green, Trustees of the Ivor Green and Yvonne Green Trust Agreement, dated June11, 1991, for the purchase price of $2,340,000.

5. Instruct the Executive Office-Clerk of the Board of Supervisors to publish the Notice of Intention in accordance with Section 6063 of the Government Code.

6. After the publication requirement has been satisfied, set an immediate agenda date to hear comments and consummate the proposed acquisition.

AFTER PUBLICATION OF THE NOTICE OF INTENTION PURSUANT TO GOVERNMENT CODE SECTION 6063, IT IS RECOMMENDED THAT THE BOARD:

1. Order the purchase to be consummated in accordance with Government Code Section 25350. Approve and instruct the Mayor to sign the Agreement of Purchase and Sale of Real Property with the sellers, Ivor Green and Yvonne Green, Trustees of the Ivor Green and Yvonne Green Trust Agreement, dated June 11, 1991, to purchase the subject property for $2,340,000, plus title and escrow fees in an amount not to exceed $6,000.

2. Authorize the Interim Chief Executive Officer, or her duly authorized representative, to take all further actions necessary and appropriate to complete the transaction, including opening and management of escrow, execution of any documentation to consummate the purchase and accept the deed conveying title to the County of Los Angeles.

3. Authorize the Auditor-Controller to issue warrants, as directed by the Chief Executive Office, for the purchase price and any other related transactional costs.

4. Instruct the Assessor's Office to remove the subject property from the tax roll, effective upon the transfer.

5. Authorize the Director of the Department of Parks and Recreation, or his designee, to execute a consultant services agreement with an as-needed consulting firm to perform planning, feasibility, and design studies for the Project for a fee not-to-exceed $47,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The proposed Browns Canyon Property Acquisition Project (Project) includes the acquisition of 27.15 plus acres of real property located at 12080 Browns Canyon Road (Property), in the unincorporated area of Chatsworth, which is currently operated as a privately-owned equestrian ranch and boarding facility. The Property is improved with three horse barns, a large arena, several smaller pipe corral enclosures, a residence, a garage, dog kennels, and a few ancillary buildings, which are included in the acquisition. There is also a blue line stream that runs through the Property. All existing structures will be demolished with the exception of the arena and possibly the horse barns, depending on the assessment of the current condition.

The recommended actions will allow the County to further its commitment to preserving open space

areas located in Los Angeles County for recreational and general enjoyment purposes. The Property is situated adjacent to the Michael D. Antonovich Open Space Preserve (Preserve), providing a link to other existing trails within the Preserve for hiking, mountain biking and equestrian uses. A preliminary conceptual plan is needed to determine the feasibility of creating an equestrian staging area on the Property, and this supports the Board of Supervisors' desire to promote, preserve, and expand equestrian opportunities throughout the San Fernando, San Gabriel, Santa Clarita, and Antelope Valleys.

An independent appraisal was prepared to determine the value and price for purchase of the Property. The appraisal, which was reviewed and confirmed by the Chief Executive Office, Real Estate Division staff, concluded that the $2,340,000 purchase price falls within an acceptable fair market value range for the Property.

Implementation of Strategic Plan Goals

The recommended actions support the County's Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1), by transferring ownership of property to be preserved for park purposes to the County.

FISCAL IMPACT/FINANCING

The estimated total Project cost is $2,503,000, which includes the acquisition of the Property ($2,340,000), related costs ($6,000), the planning and design services ($47,000), perimeter fencing ($40,000), and Sheriff's Department security services ($70,000).

Approval of the appropriation adjustment (Attachment III) will appropriate the revenues from Sunshine Canyon Landfill Mitigation Fund (S4F) in the amount of $2,503,000, to fully fund the proposed Project. Sufficient funds will be available in the Fiscal Year (FY) 2014-15 Capital Projects Budget for the acquisition, plus associated costs; planning and design services costs; perimeter fencing; and Sheriff's Department security services.

The Department of Parks and Recreation (DPR) anticipates additional costs upon acquisition of the Property. One-time costs are estimated at $40,000 for perimeter fencing and other improvements, and a one-time cost of $70,000 is estimated for Sheriff's Department security services for one year or until the Property is funded by the Sheriff's Department as a new facility to patrol. DPR will work with the Chief Executive Office (CEO) to confirm the appropriate level of funding for ongoing operations and maintenance and include it in its New Facilities request.

Operating Budget Impact

Based on the recommended actions, DPR does not anticipate any additional annual operating costs. However, potential development of the site will require improvements to infrastructure for it to comply with regulatory agency requirements and building, utility, and fire safety codes. DPR has preliminarily estimated annual operating costs of $175,000 for maintenance of the infrastructure.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County is authorized to complete the proposed action pursuant to the provisions of Government Code Section 25350. The County must first authorize the publishing of a Notice of Intention (NOI) to Purchase Real Property in accordance with the provisions of Government Code Section 6063. Then, at the agenda hearing immediately following the completion of the publication of the NOI, the

Board may approve the consummation of the acquisition, allowing the County to acquire fee title to the Property through escrow.

CEO has satisfactorily completed its due diligence with respect to the acquisition of the Property. Due diligence activities included a preliminary title report review and environmental site assessment. Review of the preliminary title report revealed a number of monetary encumbrances, which are required to be paid out of escrow and, therefore, do not significantly affect or impair the Property's title. A Phase I Environmental Site Assessment (ESA) was conducted and concluded that an insignificant recognized environmental condition may exist in a small limited area used for maintenance of ranch vehicles/equipment. The Phase I ESA suggested that further precautionary testing be performed. Accordingly, a Phase II ESA analysis, including soil testing was completed, and it confirmed that there is no evidence of recognized environmental conditions to address or mitigate, although minor site cleanup is required.

Planning, feasibility, and design studies will be completed by DPR's as-needed consultants, under authority delegated to the Director of DPR, or his designee. Upon completion of the planning, feasibility, and design studies, DPR will return to the Board to recommend approval of the final Project scope, file any appropriate California Environmental Quality Act (CEQA) documentation, pursue approval for any appropriations to the Project budget, and seek final approval for the implementation and delivery of the proposed Project.

County Counsel has reviewed the NOI (Attachment I) and the Agreement of Purchase and Sale of Real Property (Attachment II) in connection with this transaction and has approved them as to form. Additionally, as required by Government Code Section 65402, the proposed acquisition was submitted to the Department of Regional Planning (Regional Planning). Regional Planning has determined that the proposed Project is in compliance with its General Plan.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA according to Section 15325 (f) of the State CEQA Guidelines and Class 25 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G because the proposed Project consists of an acquisition of land for park purposes.

The proposed work to be performed, pursuant to the planning, feasibility, and design studies, are exempt under CEQA. This would consist of work/studies for future actions, which the Board has not approved, adopted, or funded and are, therefore, statutorily exempt under Section 15262 of the State CEQA Guidelines.

Upon completion of the planning, feasibility, and design studies, the Project would return to the Board, if needed, to recommend approval of the final Project scope and any appropriate CEQA documentation to implement the proposed Project.

CONTRACTING PROCESS

On May 17, 2011, the Board awarded and authorized the Director of DPR, or his designee, to execute consultant services agreements with Design, Community and Environment; Post Buckley, Schuh & Jernigan, Inc., dba PBS&J; RBF Consulting; RJM Design Group, Inc.; Sapphos Environmental Inc.; and Withers and Sandgren LTD, for a not-to-exceed fee of $1,000,000 annually

for each, to provide as-needed planning, environmental, and architectural/engineering services for various County projects for a three-year term with two one-year extensions; provided, however, that the expiration date of the contracts is subject to further extension where services for given projects have been authorized, but are not completed prior to the stated expiration date. In those cases, the expiration date of the agreements will be extended to allow for completion of such services.

Withers and Sandgren LTD (Consultant) was selected by DPR's Planning and Development Agency from the approved list of as-needed consultants to provide planning, feasibility, and design studies for the Project.

The fee for the planning, feasibility, and design studies is determined by negotiation between DPR and the Consultant based on the Consultant and Sub-Consultant(s) Fee Schedules included in Attachment C of its Consultant Services Agreement No. 10329 approved by the Board on August 8, 2011. The negotiated fee has been reviewed by DPR and is considered reasonable for the scope of work.

The planning, feasibility, and design studies for the Property are needed to better meet the community's needs and will be completed by the Consultant for a not-to-exceed fee of $47,000.

The Consultant's fee schedule, Community Business Enterprise participation data, and three-year contracting history with the County are on file with the DPR.

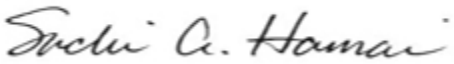
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will serve to increase recreational opportunities for the public and has no impact on any other current services or projects.

CONCLUSION

It is requested that the Executive Officer-Clerk of the Board return two certified copies of the Minute Order, two fully-executed originals of the Purchase and Sale Agreement, and the adopted, stamped Board letter and the published NOI once publication is completed, to the Chief Executive Office, Real Estate Division, 222 South Hill Street, Third Floor, Los Angeles, CA 90012, for further processing.

Respectfully submitted,



SACHI A. HAMAI

Interim Chief Executive Officer

SAH:SHK:BMB
TJ:RB:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Assessor
Parks and Recreation
Public Works
Regional Planning

December 16, 2014

ATTACHMENT I

DEPARTMENT OF PARKS AND RECREATION:
APPROVE AND ORDER PUBLICATION OF
NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
12080 BROWNS CANYON ROAD, UNINCORPORATED CHATSWORTH
APPROVE CAPITAL PROJECT NO. 70006
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
FOR THE BROWNS CANYON PROPERTY ACQUISITION PROJECT

NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
(see attached)

NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California to purchase the real property located at 12080 Browns Canyon Road, in the unincorporated area of Chatsworth, County of Los Angeles, State of California (Assessor's Parcel Number 2821-008-025). The subject property is a 27.15 acre parcel of land together with improvements consisting of a house, garage, barns, corrals and sheds as legally described on the attached Exhibit A for the sum of Two Million Three Hundred Forty Thousand Dollars ($2,340,000) from the fee simple owner, Ivor Green and Yvonne Green, Trustees of the Ivor Green and Yvonne Green Trust Dated June 11, 1991.

NOTICE IS HEREBY GIVEN that the purchase of real property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on the 27th day of January 2015 at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will rise against the County and in favor of the Seller with respect to the purchase of the property described herein until the Board of Supervisors approves the purchase on the named consummation date.

PATRICK OGAWA, Acting Executive Officer
Board of Supervisors, County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By _____
Deputy

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

THOSE PORTIONS OF LOTS 16 AND 17 OF FRACTIONAL SECTION 31, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 29, 1897 INCLUDED WITHIN THE FOLLOWING LINES:

BEGINNING AT THE 2 INCH PIPE SET IN THE CONCRETE WITH BRASS CAP MARKING THE INTERSECTION OF THE SOUTHERLY UN OF LOT 17 OF SAID SECTION WITH THE WESTERLY LINE OF RANCHO EX-MISSION DE SAN FERNANDO, AS SAID DOCUMENT IS SHOWN ON C.S.B. 452, SHEET 1 ON FILE IN THE OFFICE OF COUNTY SURVEYOR OF SAID COUNTY; THENCE ALONG SAID RANCHO LINE, NORTH 13° 31' 05" EAST 1294.68 FEET; THENCE NORTH 58° 47' 50" WEST 104.09 FEET; THENCE NORTH 73° 53' 51" WEST 266.95 FEET; THENCE NORTH 40° 00' 07" WEST 68.11 FEET; THENCE SOUTH 46° 29' 53" WEST 107.31 FEET; THENCE SOUGH 43° 24' 53" WEST 138.13 FEET; THENCE SOUTH 71° 00' 53" WEST; TO THE CENTER LINE OF BROWN'S CANYON ROAD, AS SAID ROAD IS DESCRIBED IN THE DEED RECORDED ON OCTOBER 7, 19578 AS INSTRUMENT NO. 241, IN BOOK 55781 PAGE 311, OFFICIAL RECORDS, OF SAID COUNTY; THENCE SOUTHERLY ALONG THE SAID CENTER LINE TO THE SOUTHERLY LINE OF SAID LOT 17; THENCE EASTERLY THEREON TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS DESCRIPTION THE SAID RANCHO LINE IS ASSUMED TO HAVE A BEARING OF NORTH 13° 31' 05" EAST

PARCEL 2:

THAT PORTION OF LOT 16, OF FRACTIONAL SECTION 31, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, LYING WESTERLY OF THE CENTER LINE OF BROWN'S CANYON ROAD, AS SAID ROAD IS DESCRIBED IN THE DEED RECORDED ON OCTOBER 7, 1957 AS INSTRUMENT NO. 241, IN BOOK 55781 PAGE 311, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

A PARCEL OF LAND BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A 2 INCH IRON PIPE SET IN CONCRETE MARKED SAN FERNANDO 21 WITNESS CORNER AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 8452, SHEET 1 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY, SAID 2" INCH IRON PIPE BEING AT THE SOUTHWEST TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 77°34'10" WEST 286.55 FEET ON SAID SURVEYOR'S MAP; THENCE FROM SAID POINT OF BEGINNING ALONG SAID COURSE, NORTH 77°47'15" EAST 147.20 FEET; THENCE SOUTH 13°33'57" WEST 5843.20 FEET; THENCE SOUTH 6°43'05" EAST 616.09 FEET, MORE OR LESS, TO THE NORTHERLY LINE AND/OR ITS EASTERLY PROLONGATION OF DEER LAKE HIGHLANDS UNIT NO. 1 AS SHOWN UPON A LICENSED SURVEYOR'S MAP FILED IN BOOK 24 PAGE 14 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG SAID NORTHERLY LINE AND/OR IT'S PROLONGATION NORTH 89°34'42" WEST 170.56 FEET TO THAT CERTAIN COURSE AS SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 6°31'3C" EAST 1803.45 FEET ON SAID COUNTY SURVEYOR'S MAP; THENCE ALONG SAID LAST MENTIONED CERTAIN COURSE NORTH 6°22'30" WEST 550.73 FEET TO THE NORTHERLY TERMINUS OF SAID LAST MENTIONED CERTAIN COURSE; THENCE ALONG THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 13°31'05" WEST 5877.90 FEET ON SAID COUNTY SURVEYOR'S MAP; NORTHERLY TO THE POINT OF BEGINNING.

EXHIBIT A
(Continued)

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE SOUTHERLY LINE AND/OR ITS EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 17 IN SECTION 31, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY AND STATE, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING NORTHERLY OF THAT CERTAIN COURSE AND ITS SOUTHEASTERLY PROLONGATION DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 58°47'50" WEST 104.09 FEET; IN THE NORTHERLY BOUNDARY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO HAROLD L. GORDON RECORDED ON JANUARY 30, 1959 AS INSTRUMENT NO. 1202, IN BOOK D349 PAGE 709, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT ANY PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT 7 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY AND STATE, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

December 16, 2014

ATTACHMENT II

DEPARTMENT OF PARKS AND RECREATION:
APPROVE AND ORDER PUBLICATION OF
NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
12080 BROWNS CANYON ROAD, UNINCORPORATED CHATSWORTH
APPROVE CAPITAL PROJECT NO. 70006
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
FOR THE BROWNS CANYON PROPERTY ACQUISITION PROJECT

AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY
(see attached)

AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("Agreement"), is made and entered into as of this 27th day of January, 2014, by and between the seller, IVOR GREEN AND YVONNE GREEN, TRUSTEES OF THE IVOR GREEN AND YVONNE GREEN TRUST AGREEMENT DATED JUNE 11, 1991 ("GREEN TRUST") and buyer, the COUNTY OF LOS ANGELES, a body corporate and politic ("COUNTY").

RECITALS

A. GREEN TRUST is the owner of that certain real property located at 12080 Browns Canyon Road, in the unincorporated area of Chatsworth, County of Los Angeles, State of California, as more particularly described in Exhibit A, attached hereto and incorporated herein by this reference ("Property").

B. The Property is comprised of approximately 27.15 acres of land together with various improvements, all easements and interests appurtenant thereto, and all intangible property owned or held in connection with the Property, including without limitation, development rights, governmental approvals and land entitlements.

C. COUNTY desires to purchase the Property and GREEN TRUST is willing to sell the Property to COUNTY on the terms and conditions set forth in this Agreement.

AGREEMENT

The terms and conditions of this Agreement are as follows:

1. Purchase and Sale. GREEN TRUST agrees to sell to COUNTY, and COUNTY agrees to purchase from GREEN TRUST, the Property upon the terms and conditions herein set forth.

2. Purchase Price. The "Purchase Price" for the Property shall be Two Million Three Hundred Forty Thousand Dollars ($2,340,000). GREEN TRUST agrees that this amount encompasses payment and compensation for any and all claims connected with the acquisition of the Property by the COUNTY. Accordingly, GREEN TRUST hereby waives and releases COUNTY from any and all claims for further compensation, expenses and/or damages, arising from or connected with the COUNTY's acquisition of the Property, including without limitation, claims for compensation for real estate, improvements pertaining to the realty, fixtures and equipment, loss of business goodwill, benefits under the relocation assistance program, loss and/or damage to personal property and inventory, moving and/or relocation costs, damages to any business interest, and any other costs and/or expenses related directly or indirectly to the acquisition of the Property by the COUNTY.

3. Payment of Purchase Price. COUNTY shall pay the Purchase Price for the Property by delivering such Purchase Price into Escrow in immediately available funds prior to the "Closing" (as defined in Section 9), and as provided for in this Agreement.

4. Form of Grant Deed. Fee simple absolute title to the Property shall be conveyed by GREEN TRUST to COUNTY as described in and by grant deed in the form attached hereto as Exhibit "B" ("Grant Deed"), subject only to matters of record approved in writing by the COUNTY pursuant to paragraph 5.02, below.

5. Contingencies. Completion of the transaction contemplated by this Agreement is contingent upon the following ("Contingencies"):

5.01 Approval of Purchase and Sale.

- Approval of this Agreement and the environmental document for the project by the County of Los Angeles Board of Supervisors ("Board");
- The Board adopting a Notice of Intention to Purchase the Property; and
- The Board approving the purchase of the Property.

5.02 Condition of Title to Transfer Property. COUNTY at its sole cost and expense, shall purchase a C.L.T.A. Standard Coverage Form Policy of Title Insurance ("Title Policy") issued by Chicago Title Company (the "Title Company") in an amount equal to the value of the Purchase Price. GREEN TRUST shall cause the conveyance of good and marketable fee absolute title to the Property to COUNTY as evidenced by the Title Policy. The Title Policy shall show as exceptions only matters approved in writing by the COUNTY. If any exception is disapproved or deemed disapproved, GREEN TRUST shall use its best efforts to cause each disapproved exception to be discharged, satisfied, released or terminated, as the case may be, of record, and in a form that is reasonably satisfactory to COUNTY, at GREEN TRUST's sole cost and expense, within thirty (30) days of County's disapproval. If an exception cannot be discharged, satisfied, released or terminated, as the case may be, of record, said exception may be eliminated by any feasible method that is mutually acceptable to COUNTY and GREEN TRUST, including but not limited to, special endorsement, bond, indemnification, etc., at GREEN TRUST's sole cost and expense. If within thirty (30) days of COUNTY's disapproval, GREEN TRUST is unable to obtain a discharge, satisfaction, release, or termination, and is unable to otherwise eliminate any disapproved exceptions for any reason, COUNTY, as its sole and exclusive remedy, may (i) waive this condition and proceed with this transaction, or (ii) terminate this Agreement and neither party shall have any further liability to the other except as expressly provided for in this Agreement.

6. Non-Satisfaction of Contingencies. Upon non-satisfaction of any one of the above Contingencies, COUNTY may either allow GREEN TRUST a thirty (30) day opportunity to cure or terminate the transaction by notice to GREEN TRUST of such termination. By mutual written agreement the parties may extend the period within which GREEN TRUST is required to cure a non-satisfaction. If the Agreement is terminated as set forth herein, neither of the parties thereafter shall have any liability to the other except as expressly provided for in this Agreement.

7. Escrow.

7.01 Within fifteen (15) days after the execution of this Agreement by COUNTY, the parties shall open an escrow (the "Escrow") with Chicago Title Company, 700 South Flower Street, Suite 800, Los Angeles, California 90017, (the "Escrow Holder") for the purpose of consummating the purchase and sale of the Property. The parties shall execute and deliver to Escrow Holder, within ten (10) business days of receipt, such escrow instructions prepared by Escrow Holder as may be required to consummate the transaction contemplated by this Agreement. Any such instructions shall not conflict with, amend, or supersede any provisions of this Agreement. If there is any inconsistency between such instructions and this Agreement, this Agreement shall control unless the parties expressly agree, in writing, otherwise.

7.02 Escrow Holder is authorized to:

7.02.01 Pay, and charge GREEN TRUST, for any delinquent taxes, and penalties and interest thereon, and for any delinquent or nondelinquent assessments or bonds against the Property;

7.02.02 Pay, and charge GREEN TRUST, for any amounts necessary to place the title in the condition necessary to enable conveyance pursuant to this Agreement.

7.02.03 COUNTY shall be responsible for title insurance costs, documentary transfer tax, and recording fees;

7.02.04 Pay, and charge both COUNTY and GREEN TRUST for one-half the amount of all escrow fees;

7.02.05 Prorate all real property taxes, if any, which are a lien and/or unpaid as of the close of escrow according to the formula adopted by the Los Angeles County Assessor's Office and deduct GREEN TRUST's portion from GREEN TRUST's proceeds. The tax amount withheld will be made payable to the County Auditor-Controller's Office following the Closing.

Any taxes which have been prepaid by GREEN TRUST shall not be prorated, but GREEN TRUST shall have the sole right, after Closing, to apply to the Los Angeles County Treasurer for refund of the taxes attributable to the period after acquisition pursuant to the Revenue and Taxation Code Section 5096.7

7.02.06 When conditions of Escrow have been fulfilled by COUNTY and GREEN TRUST: (1) record documents of conveyance; (2) disburse the Purchase Price to Seller, less prorations and GREEN TRUST's expenses; (3) deliver to COUNTY and GREEN TRUST copies of the Escrow closing statements; and (4) deliver to COUNTY and GREEN TRUST any items or documents given to Escrow Holder to hold for COUNTY and/or GREEN TRUST.

8. Conditions to Closing.

8.01 COUNTY's obligation to consummate the transaction contemplated by this Agreement is conditioned upon: (i) Satisfaction of the Contingencies contained in Section 5; (ii) GREEN TRUST's delivery of the Grant Deed to Escrow Holder and the recordation thereof in the Official Records of Los Angeles County ("Official Records"); (iii) GREEN TRUST's representations, warranties and covenants shall be true and correct as of Closing; and (iv) Title Company's irrevocable commitment to issue the Title Policy. Upon non-satisfaction of any one of the above conditions, COUNTY may either allow GREEN TRUST an opportunity to cure or terminate the transaction by notice to GREEN TRUST of such termination. If this transaction is terminated as set forth herein, neither of the parties thereafter shall have any liability to the other except as expressly provided for in this Agreement. If COUNTY does not object to GREEN TRUST's non-satisfaction of said conditions, they shall be deemed satisfied as of the Closing.

8.02 GREEN TRUST's obligation to consummate the transaction contemplated by this Agreement is conditioned upon: (i) the Board approving the purchase of the Property; and (ii) COUNTY's deposit of the Purchase Price into Escrow no later than twenty (20) business days after approval of the purchase and sale by the Board.

After non-satisfaction by COUNTY of one of the above conditions GREEN TRUST may either waive the time limitation set forth therein or terminate the transaction by notice to COUNTY of such termination. If this transaction is terminated as set forth herein, neither of the parties thereafter shall have any liability to the other except as expressly provided for in this Agreement.

9. Closing. For the purposes of this Agreement, the "Closing" shall be defined as the recordation of the Grant Deed in the Official Records and the issuance of the Title Policy. The date upon which the Closing occurs is the "Closing Date". The parties agree to use their best efforts to effect the Closing within thirty (30) calendar days or sooner after the date of the Board order consummating the purchase contemplated hereby. The parties may agree in writing to extensions of the Closing if such extensions appear to either party to be necessary. If the Closing does not occur by said date or by any extended date agreed to by the parties in writing, either party, who is not then in default, may cancel this Agreement by delivering written notice of such cancellation to the other party and to Escrow Holder before Closing occurs. Neither of the parties thereafter shall have any liability to the other except as expressly provided for in this Agreement.

10. Loss by Fire or Other Casualty. GREEN TRUST shall maintain fire and casualty insurance on the Property in full force until the Closing Date. In the event that, prior to Closing , the Property or any part thereof , is destroyed or damaged, and the cost of repair or cure is $10,000 or less, as reasonably determined by GREEN TRUST, GREEN TRUST shall repair or cure the loss to the reasonable satisfaction of COUNTY prior to Closing. If the cost of repair or cure is more than $10,000, COUNTY shall have the right, exercisable by giving notice of such decision to GREEN TRUST within fifteen (15) days after receiving written notice of such damage or destruction, to terminate this Agreement. If COUNTY elects to move forward with the sales transaction, said sales transaction shall close and any proceeds of insurance paid or payable to GREEN TRUST by reason of such damage or destruction shall be paid or assigned to COUNTY.

11. Possession. On or before the Closing, GREEN TRUST shall provide keys or other means to operate all locks and alarms on the Property, as applicable. Any personal property remaining after the vacation of the Property by GREEN TRUST will be deemed abandoned.

12. Maintenance of the Property. Between GREEN TRUST's execution of this Agreement and the Closing, GREEN TRUST shall maintain the Property in good order and condition.

13. Brokers. GREEN TRUST represents and warrants to COUNTY that Derrick Paine, Real Estate Broker, has been engaged by it in connection with the transaction contemplated by this Agreement. COUNTY represents and warrants to GREEN TRUST that no other broker or finder has been engaged by it other than, COUNTY's Chief Executive Office, acting as agent for COUNTY, would participate in any commissions earned, should COUNTY acquire the Property, in an amount equal to the listed cooperating agent commission offered resulting from the purchase and sale of the Property.

14. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested or by Express Mail or Federal Express to the following address:

To COUNTY:

County of Los Angeles
Chief Executive Office, Real Estate Division
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012
Attn.: Christopher M. Montana, Director of Real Estate

To GREEN TRUST: Ivor Green and Yvonne Green, Trustees of the Ivor Green and Yvonne Green Trust Agreement
629 W. Hillcrest Boulevard
Monrovia, CA 91016

Notice shall be deemed given on the day delivered by a carrier as specified above. Notice of change of address shall be given by written notice in the manner detailed in this Section.

15. Seller's Representations and Warranties. In consideration of COUNTY entering into this Agreement and as an inducement to COUNTY to purchase the Property, GREEN TRUST makes the following representations and warranties, each of which is material and is being relied upon by COUNTY and the truth and accuracy of which shall constitute a condition precedent to COUNTY's obligations hereunder. Each of the following representations and warranties shall be deemed to have been remade as of the Closing.

15.01 Power. GREEN TRUST has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transaction contemplated hereby.

15.02 Requisite Action. All requisite action has been taken by GREEN TRUST in connection with entering into this Agreement and the instruments referenced herein, and, by the Closing, all such necessary action will have been taken to authorize the consummation of this transaction. By the Closing, no additional consent of any person or entity, judicial or administrative body, governmental authority or other party shall be required for GREEN TRUST to consummate this transaction.

15.03 Individual Authority. The individuals executing this Agreement and the instruments reference herein on behalf of GREEN TRUST have the legal power, right and actual authority to bind GREEN TRUST to the terms and conditions hereof and thereof.

15.04 Validity. This Agreement and all documents required hereby to be executed by GREEN TRUST are and shall be valid, legally binding obligations of and enforceable against GREEN TRUST in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the right of contracting parties generally.

15.05 Violations. GREEN TRUST has no knowledge of any outstanding, uncured, written notice or citation from applicable governmental authorities of violation of any applicable codes, environmental zoning and land use laws, subdivision laws, and other applicable federal, state and local laws, regulations and ordinances, including, but not limited to, those relating to environmental conditions, hazardous materials or wastes, toxic materials or wastes or other similar materials or wastes regarding the Property.

15.06 Litigation. GREEN TRUST has no knowledge of any litigation pending or threatened against GREEN TRUST on any basis therefor that arises out of the ownership of the Property or that might detrimentally affect the Property or adversely affect the ability of GREEN TRUST to perform its obligations under this Agreement.

16. COUNTY's Representations and Warranties. In consideration of GREEN TRUST entering into this Agreement and as an inducement to GREEN TRUST to sell the Property, COUNTY makes the following representations and warranties, each of which is material and is being relied upon by GREEN TRUST and the truth and accuracy of which shall constitute a condition precedent to GREEN TRUST's obligations hereunder. Each of the following representations and warranties shall be deemed to have been remade as of the Closing.

16.01 Power. COUNTY has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transaction contemplated hereby.

16.02 Requisite Action. All requisite action has been taken by COUNTY in connection with entering into this Agreement and the instruments referenced herein, and, by the Closing, all such necessary action will have been taken to authorize the consummation of this transaction. By the Closing, no additional consent of any person or entity, judicial or administrative body, governmental authority or other party shall be required for COUNTY to consummate this transaction.

16.03 Individual Authority. The individuals executing this Agreement and the instruments referenced herein on behalf of COUNTY have the legal power, right and actual authority to bind COUNTY to the terms and conditions hereof and thereof.

16.04 Validity. This Agreement and all documents required hereby to be executed by COUNTY are and shall be valid, legally binding obligations of and enforceable against COUNTY in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the right of contracting parties generally.

17. Inspection of the Site. GREEN TRUST agrees to provide COUNTY and/or COUNTY's employees, representatives and agents with access to the Property, upon reasonable notice, to conduct any inspections COUNTY deems appropriate at any time prior to the Closing.

18. Condition of Property. COUNTY acknowledges that the Property is being purchased, "as is" solely in reliance on COUNTY's own investigation of the Property and improvements thereon and that neither GREEN TRUST its agents, employees nor its other representatives have made any representations or warranties to COUNTY regarding any matter relating to the Property, including but not limited to the Property's condition, fitness, environmental conditions, adequacy of design, suitability for a particular purpose, the effect of zoning and other applicable laws, regulations and governmental rulings, or the accuracy, completeness or relevance of any materials or information regarding the Property provided by GREEN TRUST. However, GREEN TRUST shall bear sole responsibility for the removal of all contaminated materials, toxic or hazardous substances, and asbestos, if any, that existed on the Property, prior to the Closing.

19. Survival of Covenants. The covenants, indemnities, agreements, representations and warranties made herein are intended to survive the Closing and recordation and delivery of the Grant Deed conveying the Property to COUNTY.

20. Required Actions of Buyer and Seller. COUNTY and GREEN TRUST agree to execute all such instruments and documents and to take all actions pursuant to the provisions hereof in order to consummate this transaction and shall use their best efforts to effect the Closing in accordance with the provisions hereof.

21. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and no addition or modification of any term or provision shall be effective unless set forth in writing, signed by both GREEN TRUST and COUNTY.

22. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same Agreement.

23. California Law. This Agreement shall be construed in accordance with the internal laws of the State of California.

24. Waivers. No waiver by either party of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by either party of the same or any other provision.

25. Captions. The captions and the section and subsection numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections of this Agreement nor in any way affect this Agreement.

26. Interpretation. Unless the context of this Agreement clearly requires otherwise, (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.

27. Severability. This Agreement shall not be deemed severable. In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, this Agreement shall be void and of no further effect.

28. Delegation of Authority. COUNTY hereby delegates to its Chief Executive Officer or his designee, the authority to issue any and all approvals required by this Agreement and to execute any and all instruments necessary to consummate this transaction.

29. Binding Effect. The provisions of this Agreement shall be binding upon the parties hereto and their respective successors-in-interest.

30. No Presumption Re: Drafter. The parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the parties and their attorneys, and this Agreement reflects their mutual agreement regarding the same. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any party to be the drafter of this Agreement, and therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.

31. Assistance of Counsel. Each party hereto either had the assistance of counsel or had counsel available to it, in the negotiation for, and the execution of, this Agreement, and all related documents.

[END – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, GREEN TRUST has executed this Agreement or caused it to be duly executed and this Agreement has been executed by the Mayor of the Los Angeles County Board of Supervisors the day, month, and year first above written.

IVOR GREEN AND YVONNE GREEN, TRUSTEES OF THE IVOR GREEN AND YVONNE GREEN TRUST AGREEMENT DATED JUNE 11, 1991

By: _____
Name:
Its: Trustee

By: _____
Name:
Its: Trustee

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2 JAN 27 2015

ATTEST:

PATRICK OGAWA
Acting Executive Officer, Board of Supervisors

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

By: _____
Deputy

COUNTY OF LOS ANGELES

By: _____
Mayor, Board of Supervisors

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By: _____
Deputy

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

PATRICK OGAWA
Acting Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy

78340

LIST OF EXHIBITS

A. LEGAL DESCRIPTION

B. GRANT DEED

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

THOSE PORTIONS OF LOTS 16 AND 17 OF FRACTIONAL SECTION 31, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 29, 1897 INCLUDED WITHIN THE FOLLOWING LINES:

BEGINNING AT THE 2 INCH PIPE SET IN THE CONCRETE WITH BRASS CAP MARKING THE INTERSECTION OF THE SOUTHERLY UN OF LOT 17 OF SAID SECTION WITH THE WESTERLY LINE OF RANCHO EX-MISSION DE SAN FERNANDO, AS SAID DOCUMENT IS SHOWN ON C.S.B. 452, SHEET 1 ON FILE IN THE OFFICE OF COUNTY SURVEYOR OF SAID COUNTY; THENCE ALONG SAID RANCHO LINE, NORTH 13° 31' 05" EAST 1294.68 FEET; THENCE NORTH 58° 47' 50" WEST 104.09 FEET; THENCE NORTH 73° 53' 51" WEST 266.95 FEET; THENCE NORTH 40° 00' 07" WEST 68.11 FEET; THENCE SOUTH 46° 29' 53" WEST 107.31 FEET; THENCE SOUGH 43° 24' 53" WEST 138.13 FEET; THENCE SOUTH 71° 00' 53" WEST, TO THE CENTER LINE OF BROWN'S CANYON ROAD, AS SAID ROAD IS DESCRIBED IN THE DEED RECORDED ON OCTOBER 7, 19578 AS INSTRUMENT NO. 241, IN BOOK 55781 PAGE 311, OFFICIAL RECORDS, OF SAID COUNTY; THENCE SOUTHERLY ALONG THE SAID CENTER LINE TO THE SOUTHERLY LINE OF SAID LOT 17, THENCE EASTERLY THEREON TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS DESCRIPTION THE SAID RANCHO LINE IS ASSUMED TO HAVE A BEARING OF NORTH 13° 31' 05" EAST

PARCEL 2:

THAT PORTION OF LOT 16, OF FRACTIONAL SECTION 31, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, LYING WESTERLY OF THE CENTER LINE OF BROWN'S CANYON ROAD, AS SAID ROAD IS DESCRIBED IN THE DEED RECORDED ON OCTOBER 7, 1957 AS INSTRUMENT NO. 241, IN BOOK 55781 PAGE 311, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

A PARCEL OF LAND BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A 2 INCH IRON PIPE SET IN CONCRETE MARKED SAN FERNANDO 21 WITNESS CORNER AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 8452, SHEET 1 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY, SAID 2" INCH IRON PIPE BEING AT THE SOUTHWEST TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 77°34'10" WEST 286.55 FEET ON SAID SURVEYOR'S MAP; THENCE FROM SAID POINT OF BEGINNING ALONG SAID COURSE, NORTH 77°47'15" EAST 147.20 FEET; THENCE SOUTH 13°33'57" WEST 5843.20 FEET; THENCE SOUTH 6°43'05" EAST 616.09 FEET, MORE OR LESS, TO THE NORTHERLY LINE AND/OR ITS EASTERLY PROLONGATION OF DEER LAKE HIGHLANDS UNIT NO. 1 AS SHOWN UPON A LICENSED SURVEYOR'S MAP FILED IN BOOK 24 PAGE 14 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG SAID NORTHERLY LINE AND/OR IT'S PROLONGATION NORTH 89°34'42" WEST 170.56 FEET TO THAT CERTAIN COURSE AS SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 6°31'3C" EAST 1803.45 FEET ON SAID COUNTY SURVEYOR'S MAP; THENCE ALONG SAID LAST MENTIONED CERTAIN COURSE NORTH 6°22'30" WEST 550.73 FEET TO THE NORTHERLY TERMINUS OF SAID LAST MENTIONED CERTAIN COURSE; THENCE ALONG THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 13°31'05" WEST 5877.90 FEET ON SAID COUNTY SURVEYOR'S MAP; NORTHERLY TO THE POINT OF BEGINNING.

EXHIBIT A
(Continued)

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE SOUTHERLY LINE AND/OR ITS EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 17 IN SECTION 31, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY AND STATE, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING NORTHERLY OF THAT CERTAIN COURSE AND ITS SOUTHEASTERLY PROLONGATION DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 58°47'50" WEST 104.09 FEET; IN THE NORTHERLY BOUNDARY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO HAROLD L. GORDON RECORDED ON JANUARY 30, 1959 AS INSTRUMENT NO. 1202, IN BOOK D349 PAGE 709, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT ANY PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT 7 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY AND STATE, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

EXHIBIT B

GRANT DEED

GRANT DEED

RECORDING REQUESTED BY
COUNTY OF LOS ANGELES

WHEN RECORDED MAIL TO:

County of Los Angeles
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012
Attention: Christopher M. Montana

Space above this line for Recorders use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

ASSESSOR'S IDENTIFICATION NUMBER:
2821-008-025

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **IVOR GREEN AND YVONNE GREEN, TRUSTEES OF THE IVOR GREEN AND YVONNE GREEN TRUST AGREEMENT DATED JUNE 11, 1991** (hereinafter called "GRANTOR"), does hereby grant to the **COUNTY OF LOS ANGELES COUNTY**, a body corporate and politic, all of the GRANTOR'S rights, title and interests to that certain real property located in the unincorporated area of Chatsworth, County of Los Angeles, State of California, legally described in Exhibit A, attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. All taxes, penalties and assessments of record, if any.

2. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way, if any.

IVOR GREEN AND YVONNE GREEN, TRUSTEES OF THE IVOR GREEN AND YVONNE GREEN TRUST AGREEMENT DATED JUNE 11, 1991

By:_____ Date_____
Name:
Its:

By:_____ Date_____
Name:
Its:

EXHIBIT A

LEGAL DESCRIPTION

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EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

PINK

BA FORM 03/13

BOARD OF SUPERVISORS OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

December 16, 2014

AUDITOR-CONTROLLER:
THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2014-15

4 - VOTES

SOURCES	USES
BA DETAIL - SEE ATTACHMENT III	BA DETAIL - SEE ATTACHMENT III

SOURCES TOTAL: $ 2,503,000

USES TOTAL: $ 2,503,000

JUSTIFICATION

THE APPROPRIATION ADJUSTMENT IS NECESSARY TO FULLY FUND THE BROWNS CANYON EQUESTRIAN ACQUISITION PROJECT (C.P. 70006).

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#26 OF December 16, 2014

AUTHORIZED SIGNATURE CHIA-ANN YEN, PRINCIPAL ANALYST, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

☐ ACTION

☑ RECOMMENDATION

☑ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

AUDITOR-CONTROLLER BY

B.A. NO. 064 Dec. 3 20 14

CHIEF EXECUTIVE OFFICER BY

Dec. 4, 20 14

APPROPRIATION ADJUSTMENT FOR BROWNS CANYON EQUESTRIAN ACQUISITION PROJECT C. P. 70006 (FIFTH DISTRICT) (4 VOTES)

FY 2014 – 15

SOURCES:

PARKS AND RECREATION
Browns Canyon Equestrian Acquisition (5)
A01-CP-94-9924-65043-70006
Other Miscellaneous/CP
-Excluding Grants and Contributions $2,503,000
INCREASE REVENUE

USES:

PARKS AND RECREATION
Browns Canyon Equestrian Acquisition (5)
A01-CP-6006-65043-70006
Capital Assets-Land $2,346,000
INCREASE APPROPRIATION

PARKS AND RECREATION
Browns Canyon Equestrian Acquisition (5)
A01-CP-6014-65043-70006
Capital Assets-Building & Improvements $157,000
INCREASE APPROPRIATION

SOURECES TOTAL: $2,503,000

USES TOTAL: $2,503,000

Justification: The appropriation adjustment is necessary to fully fund the Browns Canyon Equestrian Acquisition Project, Capital Project No. 70006.

BA#064 12/3/14

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

26 December 16, 2014

PATRICK OGAWA
ACTING EXECUTIVE OFFICER