

APPROVED

SEP 20 2017

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 17-202

DATE September 20, 2017

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – CHALLENGERS BOYS AND GIRLS CLUB – ACCEPTANCE OF PROPERTY EASEMENT FOR TRACK LOCATED AT 1046 WEST 50TH STREET FOR RECREATIONAL USE PURPOSES; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 25 OF CITY CEQA GUIDELINES (TRANSFER OF OWNERSHIP OF LAND TO PRESERVE OPEN SPACE)

| | | | |
|--------------|-----------|----------------|-------|
| AP Diaz | _____ | V. Israel | _____ |
| * R. Barajas | <u>RB</u> | S. Piña-Cortez | _____ |
| H. Fujita | _____ | N. Williams | _____ |



General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Adopt the proposed Resolution, herein included as Attachment 1, authorizing the acceptance of the transfer of a property easement for use of a track and field located at 1047 West 51st Street, Los Angeles, California 90037, identified by Los Angeles County Assessor's Parcel Number (APN) 5017-026-062 at the intersection of South Kansas Avenue and 51st and 50th Streets in the South Central Community Plan area of the City of Los Angeles (City), from the CRA/LA, a designated Local Authority, also known as the successor entity to the former Community Redevelopment Agency of Los Angeles;
2. Authorize the Board Secretary to accept the transfer of easement and execute an Assignment and Assumption of Easement Agreement of the nonpossessory property interest [in the form attached as Attachment 2 to this Report], subject to review and approval of the City Attorney;
3. Set apart the easement for public recreational use purpose in perpetuity as agreed upon and in accordance with that certain Grant of Easement recorded on July 5, 2007 as Instrument Number 20071605018, in the Official Records of the Registrar-Recorder/County Clerk of Los Angeles County, California, and subsequent Amended and Restated Grant of Easement for Public Recreational Use recorded on May 25, 2017, as Instrument Number 20170578814 in the Official Records of the Registrar-Recorder/County Clerk of Los Angeles County, California, unless modified or terminated by mutual written agreement by the parties;

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4. Find that the project is exempt from the provisions of the California Environmental Quality Act pursuant to Article III, Section 1, Class 25 of the City CEQA Guidelines;
5. Direct Department of Recreation and Parks (RAP) staff to file a Notice of Exemption with the Los Angeles County Clerk;
6. Authorize the RAP Chief Accounting Employee to prepare a check made payable to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing the NOE;
7. Authorize the use of Sites and Facilities Fund No. 209, Department No. 88, Account 88M213 to pay for assignment or related acquisition costs and,
8. Request and/or authorize that the Department of General Services (GSD) assist in processing the transfer of property located at 1047 West 51st Street, Los Angeles, California 90037, identified by APN 5017-026-06, from the CRA/LA to the Department of Recreation and Parks (RAP), as requested by the Los Angeles City Council.

SUMMARY

On June 6, 2007, The Challengers Boys and Girls Club, a California Corporation (Grantor of Easement), granted an easement to the Community Redevelopment Agency of the City of Los Angeles, (CRALA) through an Easement Agreement, for the purpose of public recreational use over an entire burdened property, in accordance with that certain Grant of Easement recorded on July 5, 2007 as Instrument Number 20071605018, in the Official Records of the Registrar-Recorder/County Clerk of Los Angeles County, California. Said property is now identified by APN 5017-026-062. At the time of the recording of the original easement, lot 14 was erroneously omitted along with certain alley property from the Easement Agreement. On May, 23, 2017, an Amended Easement Agreement was entered and recorded by the CRA/LA, a designated Local Authority created pursuant to California Health and Safety Code Section 34173(d)(3), and the Grantor of Easement. The Amended and Restated Grant of Easement (referred to as the Amended Easement Agreement) recorded as Instrument Number 20170578814 was entered into to correct the previous errors, and to fully amend and restate the Original Easement intent.

The CRA/LA is the successor agency to the former CRALA. The CRALA was the former public agency responsible for implementing the redevelopment plan for Council District 9 and other City of Los Angeles areas. The CRALA's redevelopment plan's goals were to expand and maintain parks and youth centers for public use. The CRA/LA is now the successor agency responsible for assets and liabilities of the former Agency. The CRA/LA and Grantor of Easement have now entered into an Amended Easement Agreement for the purpose of the public recreational use of the property identified by APN 5017-026-062 also known as The Challenger Boys and Girls Club Track and Field (Easement).

It is the intent of the CRA/LA and City of Los Angeles to transfer said Easement to the City of Los Angeles, Department of Recreation and Parks for the purpose of public recreational use of the track and field in accordance with the Original Easement and as amended under the

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Amended and Restated Grant of Easement. Transfer of the Easement for use of the track and field will be completed via an Assignment and Assumption of Easement Agreement between the CRA/LA and the City of Los Angeles.

On June 28, 2011, Governor Jerry Brown had signed into law two bills that amended California Community Redevelopment Law in order to address the state's ongoing budget deficit. Assembly Bill (AB) X126 dissolved all California Redevelopment Agencies (RDA) effective October 1, 2011. As a result of the California Supreme Court upholding the constitutionality of ABX 126, which called for the dissolution of the RDA, approximately four hundred (400) RDAs were dissolved on February 1, 2012, with the assets and liabilities transferred to Successor Agencies and Successor Housing Agencies.

In accordance with ABX 126, the State Controller (State) audited all asset transfers (including property transfers) made by the former RDA to Cities and other public agencies during the period from January 2011 through January 2012. In April 2012, the State ordered all cities and other public agencies to reverse asset transfers from the former RDA unless the City or public agency had committed to a third party for an expenditure or encumbrance of a specific asset prior to June 28, 2011.

On August 31, 2012 (Council File (CF) No. 11-0086-S5), Council approved the return of seventy (70) parcels to the CRA/LA, the successor agency to the former Community Redevelopment Agency

The legislation that dissolved the Community Redevelopment Agency of the City of Los Angeles also established the CRA/LA as the Successor Entity charged with disposition of all real property assets of the former redevelopment agency in accordance with a Long Range Property Management Plan (LRPMP). The CRA/LA Governing and Oversight Boards approved the LRPMP in November 2013 and submitted it to the State Department of Finance (DOF) for approval of said plan of disposition of the real property. DOF issued approval of disposition for a subset of CRA/LA Properties identified as two Government Use properties. With the passing of AB 1484, said legislation amended ABX 126 in an attempt to eliminate the potential "fire sale" of properties owned by former redevelopment agencies and allow for properties to be disposed of through a Long Range Asset Management Plan, which was subject to approval of the Oversight Board and the State Department of Finance.

On February 12, 2013, the City Council adopted the actions, under Council File No. 13-0002-S21 in support of expediting the conveyance of the CRA/LA owned parks to the City in order to ensure that the parks remain open and accessible to the public at no cost. On December 18, 2013, Council acted on the recommendations of the Innovation Technology and General Services Committee Report and the Joint City Administrative Officer (CAO) and City Administrative Officer (CLA) Report on the transfer of the CRA/LA properties to the City under Council File No. 13-1482.

On February 27, 2014, DOF approved the transfer from CRA/LA to the City of thirty-one (31) real property interests, including seven public parks, fourteen (14) public rights of way and parcel remnants, two government facilities, and eight access and use easements. In addition, the

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transfer of four real property interests representing 5,610,084 square feet of transferrable development rights may become available for transfer to the City. All received properties will be encumbered with restrictions that require that the properties continue to be used for government purposes in perpetuity, and will be conveyed by grant deed, quitclaim, or easement transfer (Transfer Documents) to the City. This Report provides recommendations to allow RAP to assume nonpossessory property interest of a certain real property/burden property also known as The Challengers Boys and Girls Club Track and Field property identified by APN 5017-026-062, as one of the site interests for Government Use from CRA/LA.

According to the Joint CAO and CLA Report, deferred maintenance costs and necessary repairs on all the proposed property transfers have been estimated at Seven Hundred Eighty-Four Thousand, Five Hundred Three Dollars (\$784,503.00). Annual operating and maintenance costs associated with the properties are estimated at Two Hundred Sixteen Thousand, Fifty Dollars (\$216,050.00) as anticipated in current and planned Departmental budgets.

At its meeting held May 29, 2013, the City Council adopted the action(s), under CF No. 13-0600-S1, to appropriate as of July 1, 2013 monies in the amount of Two Million, Seven Hundred Forty-Eight Thousand, Eight Hundred Ninety-Seven Dollars (\$2,748,897.00) for park maintenance.

On May 6, 2014, the City Council adopted the action(s) under CF No. 13-1482, relative to the final list of transfer of properties per Attachment A from CRA/LA to City Departments as described in the CAO and CLA Joint Report dated April 4, 2014 under CF No. 13-1482. Of specific interest to RAP are Recommendations No. 1, 2, 3, 5, 6, 7, and 9, requesting that the Board of Recreation and Park Commissioners (Board) consider and approve the acquisition of the seven (7) park property interest as described in the Joint Report. The seven (7) park interests that City Council requests the Board to consider are listed below:

1. Watts Towers Cultural Crescent – 1780 East Santa Ana, APN: 6065-033-900
2. Country Club Park Heritage Plaza – 1015 South Wilton Place, APN: 5081-024-902
3. San Julian Park – 312 East 5th Street, APNs: 5148-014-904, 905, 906
4. Pico/Union Community Garden – 1554 West 11th Place, APN: 5137-025-901 to 904
5. Challengers Track and Field Easement – 1046-1056 West 50th Street and 1047-1057 West 51st Street
6. Western/Gage Park Project – 6300 South Western Avenue, APN: 6002-030-906; APN: 5017-026-062
7. Grand Hope Park – 900 South Hope Street, APN: 5139-007-947, -924

The Challengers Track and Field Easement (Easement) which this Report addresses specifically, is the fifth of those property interests that has been recommended by City Council for acquisition. As of the drafting of this Report, RAP Real Estate Division has participated in the acquisition and has completed the transfer of four of the seven property interests as intended and recommended by City Council. RAP Real Estate staff presents to the Board The Challengers Boys and Girls Club Track and Field Easement for its review and approval, and requests that the Board consider, per City Council recommendations, the acceptance of the non-financial transfer/acquisition of the Easement via an Assignment and Assumption of Easement Agreement. This will help the City

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to accomplish the goals of various redevelopment projects and to serve the public interest by the elimination of blight and the furtherance of economic development and the creation of new parks as proposed by the 50 Parks Initiative. Transferring said Easement to RAP will help meet the intended goal of City Council of ensuring that these parks remain open and accessible to the public as proposed through City Council Resolution under CF No. 13-0002-S21, and as is intended by the CRA/LA.

The Challengers Boys and Girls Club Track and Field is located in the South Los Angeles Community Plan area of the City which is an area of low income with estimates from the U.S. Census Bureau indicating that 40.9% of the population live below the poverty line with 54.0% of the population under 18 years living below the poverty line. A recreational facility in the area would benefit the community and its youth greatly. The addition of this track and field parcel to RAP's inventory/stewardship will allow for an increase in recreational activities in this densely populated area of South Central Los Angeles. The City Council and Council District 9 Office have expressed its strong support for this park dedication through various motions and resolutions approving the continuation of this property as a recreational facility. The City was allocated Funds to pay for any acquisition related costs. Sites and Facilities Fund will be used to pay for any acquisition or easement costs.

EASEMENT HIGHLIGHTS:

- Grantor grants an easement over the entire burdened property.
- Grants access over and across the easement area.
- Utility Improvements – Grantor retains right to use, maintain, alter, reinstall, repair, add, remove, replace improvements related to utility purposes, provided that any damage to burden property shall be repaired at the sole cost of the Grantor and provided that such use shall not unreasonably interfere with the rights of the Public.
- Easement area must be opened to the public between 7:00 A.M. and 6:00 P.M. Monday through Sunday for recreational use.
- Grantor shall maintain and operate a six lane oval running track and natural grass soccer field on the easement area.
- Term of Easement – term of easement shall be perpetual, unless modified or terminated by mutual written agreement of the parties.
- Maintenance of Burdened Property and Easement shall be the responsibility of Grantor. Grantor shall operate, maintain and repair in good condition and repair, and maintain public liability and property damage insurance covering the property as set forth in Exhibit B of the Amended and Restated Grant of Easement for Public Recreational Use document. Grantor shall solely bear the costs and expenses to operate, repair and maintain the burdened property and easement, including without limitation, costs of maintaining insurance and reserves.
- The Grant of Easement shall run with the land and shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the owners of the easement and the burdened property.
- Use of Project Images – Grantor consents to and approves the use by Grantee and City of images of the easement or other graphical representation of the easement and its various elements (project images) in connection with marketing, public relations and

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special events, websites, presentations and other uses required by the Grantee and/or City in the connection with the burdened property.

NEEDS ASSESSMENT:

The Easement, once assigned to RAP, would provide a neighborhood recreational facility in the area of South Central where City residents do not have sufficient access to improved green spaces or neighborhood parks or recreational facilities. As of the drafting of this Report, assessment findings were not available. U.S. Census Bureau estimates that constituents living in the 90037 zip code indicate the following: Civilian unemployment rate is 13.7%; 32.1% of residents have no health insurance coverage; 38.8 % of all families living in the area live below the poverty level, with 47.7% of children under 18 years of living below the poverty level and 35.5% of those 18 and over also living below the poverty level. These statistics from the 2011-2014 American Community Survey 5-Year Estimates show a need for more recreational facilities that will enrich the health and well-being of the community and its residents for those that cannot afford other options. . There are only two parks at the outer edge of the one-mile mark of this site.

This assignment of the Easement has strong support from the City of Los Angeles City Council and Council District 9. In addition, the Assistant General Manager of Recreation Services Branch and the Superintendent for the Metro Region have been consulted and concur with RAP staff's recommendations.

ENVIRONMENTAL IMPACT STATEMENT

A Phase I Environmental Site Assessment was prepared November 7, 2016 for the Easement proposed to be dedicated for park purposes in accordance with the standards for All Appropriate Inquiries. The report concluded that there were no recognized environmental conditions or controlled recognized environmental conditions on or near the burdened parcel, and therefore, no further environmental studies were recommended. Since the Easement involves the transfer of property interests in land to preserve open space, RAP staff recommends that the Board determine that this action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 25 of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT

There will be no impact to RAP's General Fund. Costs for the acquisition/transfer of this parcel are unknown as this time. There will not be any operation or maintenance costs for RAP with the exception of signage that is to be placed at The Challengers Boys and Girls Club Track and Field announcing that the Track and Field is open to the Public at the designated times and dates. The park is already developed. Sites and Facilities approved by City Administrative Office will be used to pay for acquisition costs.

This Report was prepared by John Barraza, Management Analyst II of Real Estate and Asset Management, Planning, Construction and Maintenance Branch.

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LIST OF ATTACHMENT(S)

- 1) Resolution
- 2) Assignment
- 3) Aerial

RESOLUTION NO. _____

WHEREAS, on June 6, 2007, the Community Redevelopment Agency of the City of Los Angeles, (CRALA) entered into a Grant of Easement for Public Recreation Use (Original Easement) with The Challengers Boys and Girls Club, a California corporation (Grantor), the grantor of the Original Easement, for the purpose of public recreational use over an entire burdened property in accordance with that certain Grant of Easement recorded on July 5, 2007 as Instrument Number 20071605018, in the Official Records of the Registrar-Recorder/County Clerk of Los Angeles County, California; and,

WHEREAS, on May, 23, 2017, an Amended and Restated Grant of Easement for Public Recreation Use (Amended Easement Agreement) was entered into and recorded by the CRA/LA, a Designated Local Authority (CRA/LA) and successor agency to the CRALA, and the Grantor to correct an erroneous title omission; and,

WHEREAS, the Amended Easement Agreement recorded as Instrument Number 20170578814 was entered into to correct the previous errors and to fully amend and restate the Original Easement intent; and,

WHEREAS, it is the intent of the CRA/LA and City of Los Angeles to the easement provided under the Amended Easement Agreement (Easement) to the City of Los Angeles, Department of Recreation and Parks (RAP) for the purpose of public recreational use of the track and field in accordance with the terms of the Original Easement and as amended under the Amended Easement Agreement, such transfer of the Easement to be completed via an Assignment and Assumption of Easement Agreement between the CRA/LA and the City of Los Angeles; and

WHEREAS, on June 28, 2011, Governor Jerry Brown had signed into law two (2) bills that amended California Community Redevelopment Law in order to address the State's ongoing budget deficit of importance to this Report Assembly Bill (AB) X126; and

WHEREAS, AB X126 dissolved all California Redevelopment Agencies (RDAs) effective October 1, 2011; and

WHEREAS, as a result of the California Supreme Court upholding the constitutionality of AB X126, which called for the dissolution of the RDA, approximately four hundred (400) RDAs were dissolved on February 1, 2012, with the assets and liabilities transferred to Successor Agencies and Successor Housing Agencies; and

WHEREAS, the legislation that dissolved the Community Redevelopment Agency of the City of Los Angeles established CRA/LA as the Successor Entity charged with disposition of all real property assets of the former redevelopment agency in accordance with a Long Range Property Management Plan (LRPMP), setting the stage for the return of certain properties back to the City of Los Angeles; and

WHEREAS, the State passed AB 1484 amending AB X126 to eliminate the potential "fire sale" of properties owned by former redevelopment agencies and allowing for properties to be disposed of through a Long Range Asset Management Plan, which was subject to approval of the State's Oversight Board and the State Department of Finance; and

WHEREAS, the CRA/LA Governing and Oversight Boards approved the LRPMP in November 2013 and submitted it to the State Department of Finance (DOF) for approval of said plan of disposition of real property; and

WHEREAS, DOF issued approval of disposition for a subset of CRA/LA Properties identified as two (2) Government Use properties; and

WHEREAS, on December 18, 2013, Council acted on the recommendations of the Innovation Technology and General Services Committee Report on the transfer of the CRA/LA properties to the City under CF No. 13-1482, relative to the list of transfer properties listed on Attachment A of the City Administrative Officer (CAO) and Chief Legislative Analyst's (CLA) Joint Report dated April 4, 2014; and

WHEREAS, on February 27, 2014, DOF approved the transfer from CRA/LA to the City thirty-one (31) real property interests, including seven (7) public park property interests, fourteen (14) public rights of way and parcel remnants, two (2) government facilities, and eight (8) access and use easements; and

WHEREAS, all received properties will be encumbered with restrictions that require that the properties continue to be used for government purposes in perpetuity, and will be conveyed by assignment and acceptance agreement, grant deed, quitclaim, or easement transfer (Transfer Documents) at no cost to the City; and

WHEREAS, on May 6, 2014, the City Council adopted the action(s) under CF No. 13-1482, relative to the final list of transfer properties per Attachment A from CRA/LA to City Departments as described in the CAO and CLA Joint Report dated April 4, 2014 under CF No. 13-1482. Of interest to RAP are specific recommendations No. 1, 2, 3, 5, 6, 7, and 9, requesting that the Board of Recreation and Park Commissioners (Board) consider and approve the acquisition of the seven (7) park property interests as described in Attachment A of the CAO and CLA Joint Report dated April 4, 2014 described in CF No. 13-1482; and,

WHEREAS, the seven (7) park property interests that City Council requests the Board to consider are listed below; specific to this Board Report (The Challengers Boys and Girls Club Track and Field Easement located at 1047 W. 51st Street, Los Angeles, California 90037, with a Los Angeles County Assessor's Parcel Number (APN) 5017-026-062 at the intersection of South Kansas Avenue and 51st and 50th Streets):

1. Watts Towers Cultural Crescent - 1780 East Santa Ana, APN: 6065-033-900
2. Country Club Park Heritage Plaza - 1015 South Wilton Place, APN: 5081-024-902
3. San Julian Park - 312 East 5th Street, APNs: 5148-014-904, -905, -906
4. Pico/Union Community Garden - 1554 West 11th Place, APN: 5137-025-901, -902, -903, -904
5. Challengers Track and Field Easement - 1046-1056 West 50th Street and 1047-1057 West 51st Street, APN: 5017-026-062
6. Western/Gage Park Project - 6300 South Western Avenue, APN: 6002-030-906; APN: 5017-026-062
7. Grand Hope Park - 900 South Hope Street, APN: 5139-007-947, -924

WHEREAS, the Challengers Boys and Girls Club Track and Field Easement, which this Resolution addresses specifically, is the fifth of those property interests that has been cleared as having no title issues and ready for transfer to RAP from the CRA/LA; and

WHEREAS, as intended and recommended by the State and City Council, RAP staff requested that the Board consider the acceptance of the non-financial transfer/acquisition of the property interest known as The Challengers Boys and Girls Club Track and Field Easement; and

WHEREAS, this transfer/acquisition will help the City to accomplish the goals of various redevelopment projects and to serve the public interest by the elimination of blight and the furtherance of economic development and the creation of new parks as proposed by the 50 Parks Initiative; and

WHEREAS, the surrounding community is an area of low income and unemployment and is park deficient and would tremendously benefit the communities health and well-being from the additional open space park area; and

WHEREAS, the preliminary report of a Phase I site assessment indicates that there is no environmental impediment to RAP acquiring the Easement for public use; and

WHEREAS, Council District 9 Office and RAP supports the acquisition/transfer of The Challengers Boys and Girls Club Track and Field Easement for recreational use purposes; and

WHEREAS, the Challengers Boys and Girls Club will be responsible for all maintenance and operations of The Challengers Boys and Girls Club Track and Field property pursuant to the Amended Easement Agreement; and

WHEREAS, The Challengers Boys and Girls Club Track and Field property is to be open between 7:00 A.M. and 6:00 P.M. Monday through Sunday for recreational use pursuant to the Amended Easement Agreement;

WHEREAS, the City has set aside Funds to pay for acquisition related cost for all seven CRA/LA transfer properties; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Charter Section 594(a) the Board of Recreation and Park Commissioners of the City of Los Angeles accepts the transfer of the Easement on the property located at 1046-1056 West 50th Street and 1047-1057 West 51st Street, Los Angeles, California 90037 near the intersection of South Kansas Avenue and 51st Street and 50th Street in Los Angeles from the CRA/LA; and

BE IT FURTHER RESOLVED, that upon the satisfactory completion of all necessary activity associated with the transfer and completion of all due diligence, the Board Secretary is authorized to accept and execute the Assignment and Assumption of Easement Agreement or transfer document, as approved by the City Attorney, representing the transfer of nonpossessory property interest in the Burdened Property identified by APN: 5017-026-062, known as "The Challengers Boys and Girls Club Track and Field", to RAP from CRA/LA, which upon acceptance shall set apart and dedicate the Burdened Property for public recreational use in perpetuity as per the stated conditions in the Amended Easement Agreement.

BE IF FURTHER RESOLVED, that city staff be authorized to use Fund No. 209, Department No. 88, Account No. 88M213 to pay for easement and acquisition cost and other related costs; and

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its Meeting held on _____ 20__ (Report No. _____).

Board Secretary

Resolution No. _____

Recording Requested by:

CRA/LA, A DESIGNATED LOCAL AUTHORITY
448 South Hill Street, Suite 1200
Los Angeles, California 90013
After Recordation Mail to and
Mail Tax Statements to:

City of Los Angeles
Department of Recreation and Park
Real Estate Unit, Advance Planning
221 N. Figueroa St. Suite 400
Los Angeles, CA, 90012
Attn: Cid Macaraeg, Director of Real Estate

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares that this Assignment and Assumption of Easement is exempt from Recording Fees pursuant to California Government Code Sections 6103 and 27383.

ASSIGNMENT AND ASSUMPTION OF EASEMENT

This Assignment and Assumption of Easement ("Assignment"), is made as of _____, 2017, by and between CRA/LA, a Designated Local Authority, a public body formed under California Health and Safety Code Section 34173(d)(3) ("CRA/LA) and successor to The Community Redevelopment Agency of the City of Los Angeles (the "Former Agency"), and the CITY OF LOS ANGELES, a municipal corporation, (the "City"), with reference to the following recitals of fact:

RECITALS

A. The Challenger Boys & Girls Club, a California corporation, (the "Boys & Girls Club") owns that certain parcel of real property located in Los Angeles County, California, as more particularly described on Exhibit A attached hereto (the "Burdened Property").

B. CRA/LA and the Boys & Girls Club entered into that certain Amended and Restated Grant of Easement for Public Recreational Use recorded as Document No. 20170578814 on May 25, 2017 in the Official Records of the County of Los Angeles (the "Easement") pursuant to which the Boys & Girls Club granted to CRA/LA a permanent easement for public recreational use purposes to CRA/LA over the entire Burdened Property.

C. As of February 1, 2012, the Former Agency was dissolved pursuant to California Health and Safety Code Section 34172.

D. In accordance with California Health and Safety Code Section 34173(d)(3), CRA/LA was formed to serve as the successor agency to the Former Agency; and in accordance with California Health and Safety Code Section 34175(b) all property and assets of the Former Agency, including, but not limited to, its rights, interests, duties and obligations under the Leases were transferred to the control of the CRA/LA.

E. CRA/LA desires to assign its rights, interests, duties and obligations under the Easement to the City, and the City desires to accept and assume such rights, interests, duties and obligations as more fully set forth herein.

AGREEMENT

1. Effective Date of Assignment. This Assignment shall take effect upon the date (the "Effective Date") of recordation of this Assignment in the Official Records of the County of Los Angeles.

2. Assignment and Assumption. As of the Effective Date, CRA/LA hereby assigns and transfers to City all of its rights, interests, duties and obligations under the Easement and, as of the Effective Date, City accepts the assignment and transfer and assumes and agrees to perform all such obligations of the CRA/LA under the Easement.

3. City/CRA/LA Hold Harmless. City shall indemnify, defend and hold CRA/LA harmless from and against all damages, liabilities, losses, claims, expenses and reasonable attorneys' fees arising out of, involving, or in connection with all obligations of City as "Grantee" under the Easement arising after the Effective Date of this Assignment. CRA/LA shall indemnify, defend and hold City harmless from and, against all damages, liabilities, losses, claims, expenses and reasonable attorneys' fees arising out of, involving, or in connection with all obligations of CRA/LA under the Easement arising prior to the Effective Date of this Assignment.

4. Governing Law. This Assignment shall be governed by, and construed in accordance with, the laws of the State of California.

5. Covenant of Further Assurances. The parties agree to execute such other documents and perform such other acts as may be necessary or desirable to carry out the purposes of this Assignment.

6. Successors and Assigns. This Assignment shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and permitted assigns.

7. No Attorneys' Fees. Should any action be brought arising out of this Assignment, including, without limitation, any action for declaratory or injunctive relief, each party shall bear their own attorneys' fees and costs and expenses of investigation as may be incurred.

8. Entire Agreement. This Assignment, including and incorporating the Recitals, represents the entire agreement between the parties with respect to the subject matter of this Assignment and supersedes all prior oral or written agreements, understandings, representations, and covenants.

9. Terminology. All personal pronouns used in this Assignment, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural; and the plural shall include the singular. Titles of sections in this Assignment are for convenience only, and neither limit nor amplify the provisions of this Assignment.

10. Counterparts. This Assignment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

11. Time is of the Essence. Time is of the essence in respect to every provision of this Assignment in which time is a factor.

[Signatures Follow on Next Page]

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Assignment as of the date first hereinabove set forth.

CRA/LA:
CRA/LA, A DESIGNATED LOCAL
AUTHORITY

By: _____
Estevan Valenzuela,
Chief Executive Officer

APPROVED AS TO FORM:

Thomas H. Webber
CRA/LA Legal Counsel

CITY:

THE CITY OF LOS ANGELES,
a municipal corporation, acting by and
through its Board of Recreation and Park
Commissioners

By: _____
President

By: _____
Secretary

APPROVED AS TO FORM:

By: _____

Date: _____, 20____
APPROVED AS TO FORM:
MICHAEL N. FEUER, City Attorney

By: _____
Steven Hong
Deputy City Attorney

ACKNOWLEDGED
BOYS & GIRLS CLUB

By: _____
Its: _____

Date: _____, 20____

EXHIBIT A

Legal Description – Burdened Property

Lots 14, 15, 16, 17, 18, and 19, Block 25, of Vermont Avenue Square, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 11, Page 33, of Maps, in the Office of the County Recorder of said County, except:

- a) An easement for public utility purposes for the use of the Department of Water and Power over the entire vacation area described in resolution recorded May 22, 2003 as Instrument No. 03-1468018, Official Records.
- b) An easement for public sanitary sewer facilities for the use of the City of Los Angeles a portion of the alley vacated by resolution recorded May 22, 2003 as Instrument No. 03-1468018, Official Records.

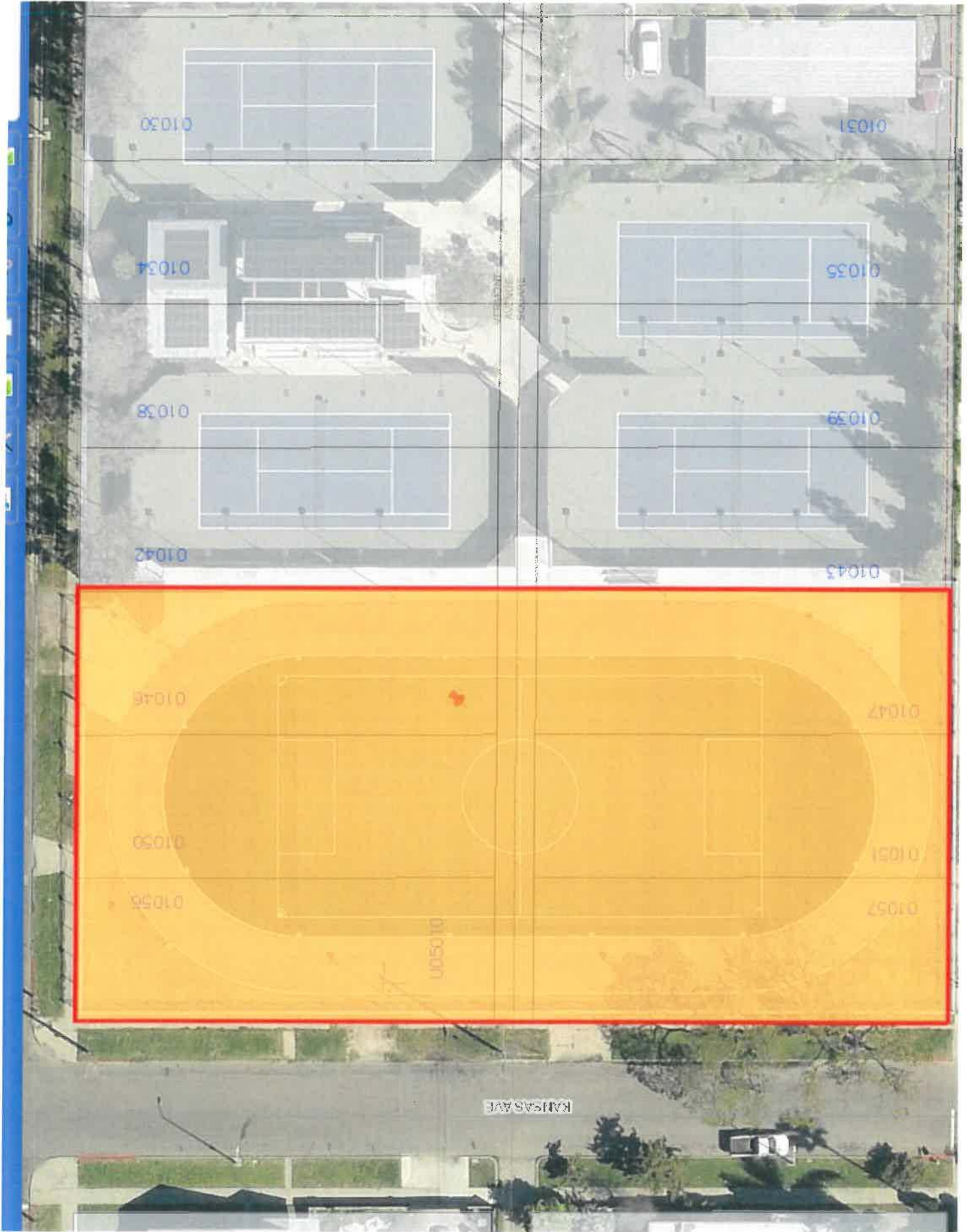
County of Los Angeles, Assessor's Parcel Number: 5017-026-062

Property Address: 1047 W 51ST ST, LOS ANGELES, CA 90037-3505

Owner: CHALLENGER BOY & GIRLS CLUB – Lots 17, 18, 19, 16, 15, 14

APN: 5017-026-062 Legal Description: VERMONT AVE SQUARE VAC ST ADJ ON N AND LOTS 14 THRU 16 AND 17 THRU 19 BLK 25



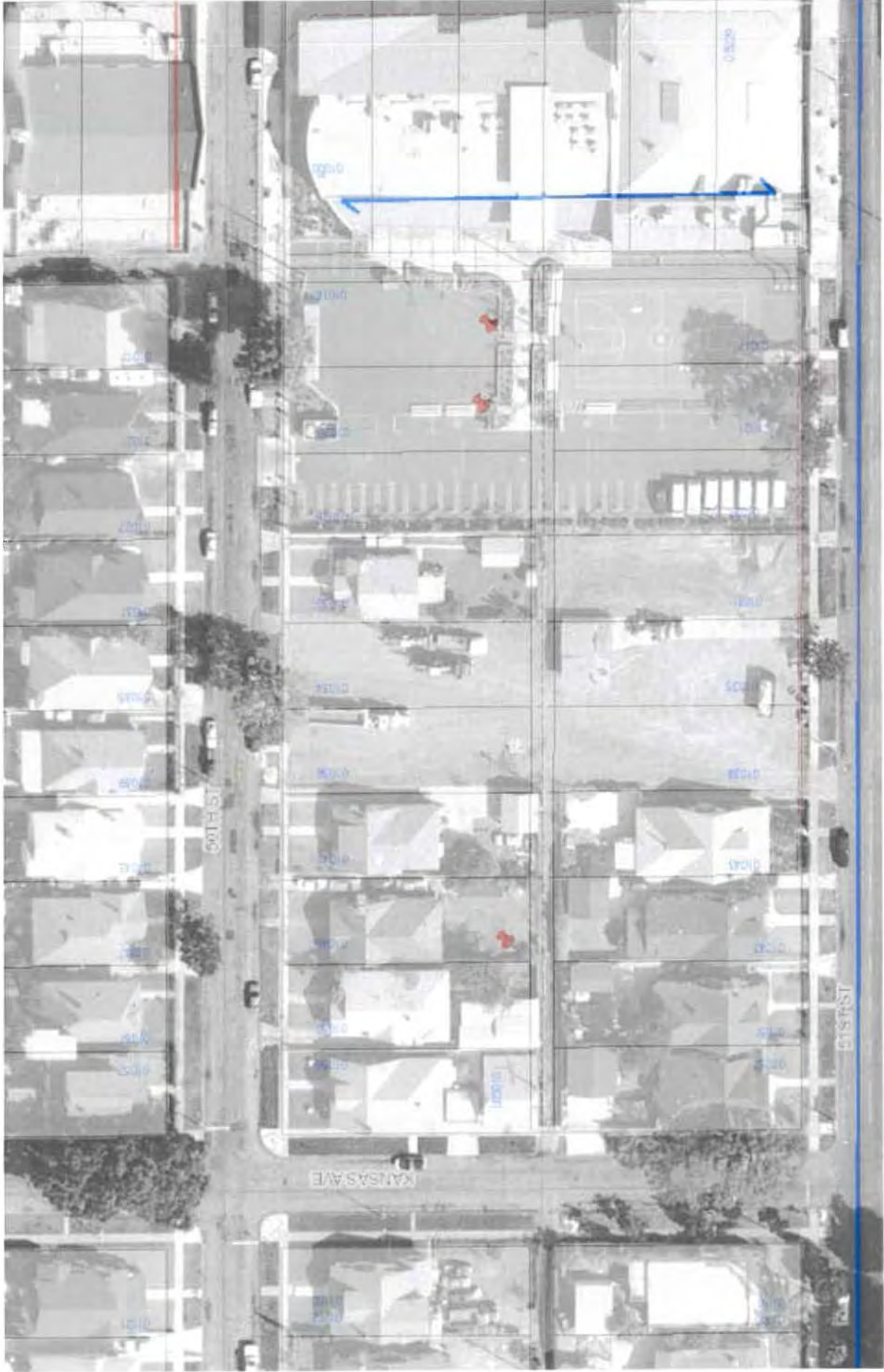




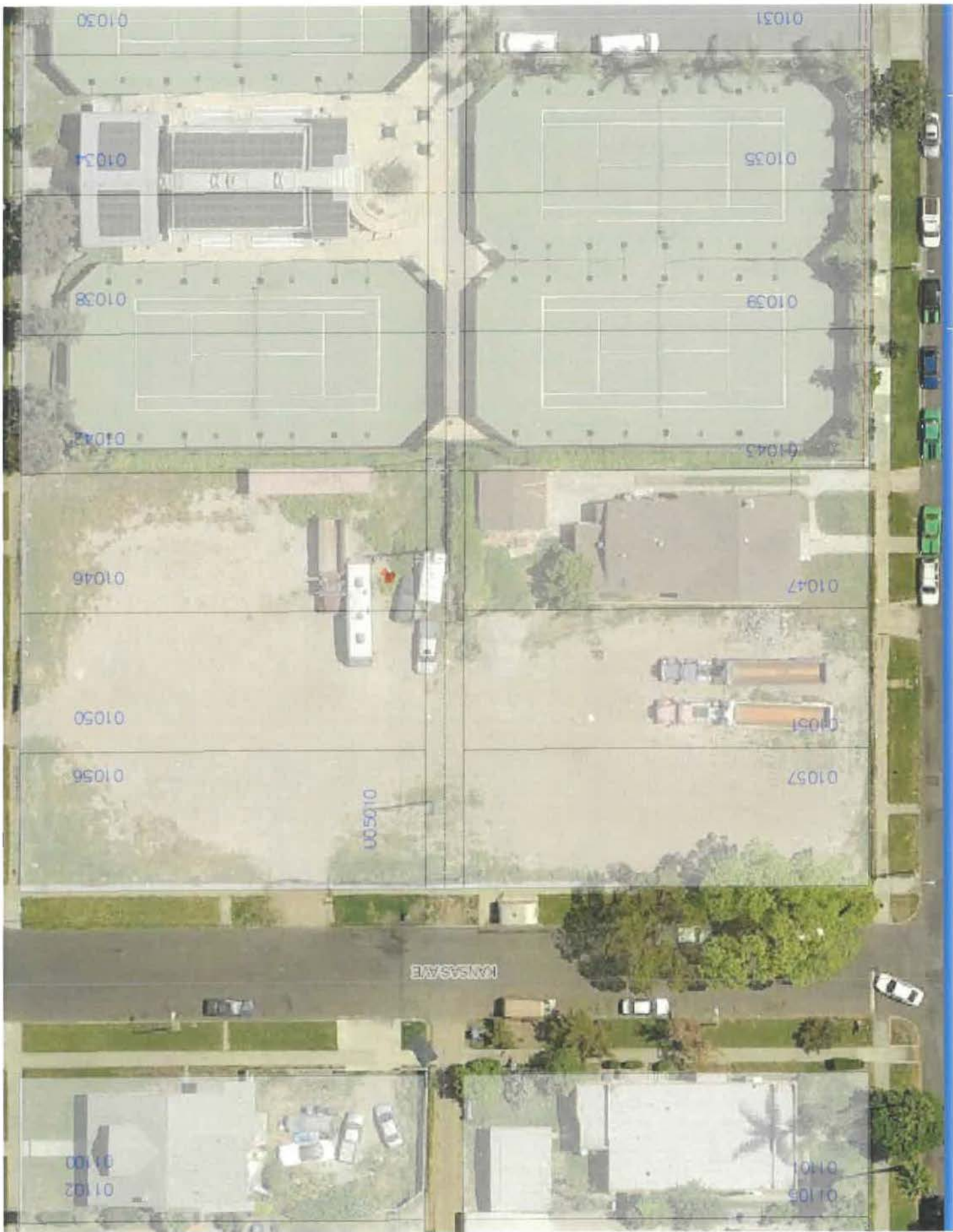




















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| 5017 | 26 SHEET | P.A. 956.9 | TRA 212 6660 | REVISED 2004/07/27 1404:27:09 25- 2007/12/12 15:00:05:00 | SEARCH NO | OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002 |
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WHIPPING AND GIS
SERVICES
SCALE 1" = 60'

