



File #: 2020-0330, File Type: Policy

Agenda Number: 13.

**FINANCE, BUDGET AND AUDIT COMMITTEE MEETING
JUNE 17, 2020**

**SUBJECT: SALE OF PROPERTY TO LOS ANGELES WORLD AIRPORT FOR LANDSIDE
ACCESS MODERNIZATION PROGRAM**

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

CONSIDER:

- A. DECLARING that a portion of 5601 Century Boulevard (shown in Exhibit D as the “Fee Interest Property”) is not necessary for use by LACMTA and is “exempt surplus land” as defined in Section 54221(f)(1) of the California Surplus Land Act (the “Act”).
- B. AUTHORIZING the Chief Executive Officer (“CEO”) to execute documents to sell the Fee Interest Property and a street easement and storm drain easement in a portion of the Aviation Boulevard railroad right of way (shown in Exhibit D as the “Easement Property”) to the City of Los Angeles, Department of Airports, known as the Los Angeles World Airports (“LAWA”) for the amount of **One Million, Seven Hundred Thirteen Thousand, and Forty Dollars (\$1,713,040.00).**

ISSUE

LAWA is planning, designing and constructing the Landside Access Modernization Program (“LAMP”) consisting of the Automated People Mover, Intermodal Transportation Facilities, a Consolidated Rental Car Facility and roadway improvements to improve access to Los Angeles International Airport. LACMTA is planning, designing and constructing the Aviation/Century Transit Station and the Airport Metro Connector/ 96th Street Transit Station (“AMC Station”) that will include an at-grade light rail station that is served by the Crenshaw/LAX Light Rail Project (“Crenshaw/LAX”). Because LAWA and LACMTA are undertaking parallel construction activities for the LAMP and the AMC Station and because the projects will be built in close proximity and during the same time period, there is collaboration and coordination with respect to design, construction, and land use.

LACMTA acquired 5601 Crenshaw Boulevard for the Crenshaw/LAX project. A portion of such acquisition, the Fee Interest Property, is not needed for the project and is desired by LAWA for the LAMP project. Under the Section 54221 of the Act, “land shall be declared either “surplus land” or “exempt surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures.” In addition, Board approval is

required for the transfer of the Fee Interest Property and Easement Property, since the amount of the disposition exceeds the authority of the CEO.

DISCUSSION

Exempt Surplus Land - Findings

The Act, as amended in October 2019, provides for the disposition of “surplus land” or “exempt surplus land”, as defined in the Act. “Surplus Land” means land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. Pursuant to the Act, land may be declared either “surplus land” or “exempt surplus land”. As defined in Section 54221(f)(1)(D) of the Act, exempt surplus land includes “surplus land that a local agency is transferring to another local, state or federal agencies for the agency’s use”.

As mentioned above, the Fee Interest Property, more particularly described and depicted in Exhibits A-1, A-2, C-1 and C-2 and comprising a total of 10,376 square feet, is part of property that was originally acquired for the Crenshaw/LAX project for construction and operation of the Century Boulevard/Aviation Station Plaza. The Fee Interest Property has not been scheduled for use in connection with such plaza and is no longer necessary for the Crenshaw/LAX project. LAWA desires to use such property for roadway improvements in connection with the LAMP project. Under these circumstances and pursuant to the Act, the Fee Interest Property is exempt surplus land.

Transfer of Easement Property

In addition to the Fee Interest Property, LAWA desires to acquire a street easement and storm drain easement in the Easement Property, more particularly described and depicted in Exhibits B-1 and B-2, as part of the connection of 98th Street from east of Aviation Boulevard to Bellanca Avenue. The new street will be an underpass built under the Crenshaw/LAX light rail right of way. The storm drain easement will replace an existing 108-inch storm drain located on the property and will be granted directly to the Los Angeles County Flood Control District (“LACFD”) prior to the transfer to LAWA.

The Fee Interest Property and Easement Property, which may be referred to collectively hereinafter as the “Property”, is shown together on the Site Plan attached as Exhibit D.

Valuation

LAWA and LACMTA entered into a Master Cooperative Agreement dated February 6, 2017 (“Master Agreement”). Section 3 of the Master Agreement described the process by which the Parties would determine the compensation that LAWA would pay LACMTA for the acquisition of property interests in LACMTA-owned property for the construction of the LAMP projects.

Pursuant to the Master Agreement, LAWA retained the appraisal firm of John P. Laurain, MAI, ASA of R. P. Laurain & Associates. Mr. Laurain appraised the Property as of February 27, 2020. Mr. Laurain submitted an appraisal which was reviewed internally by LACMTA Principal Real Estate Officer Russel Babbitz, MAI, SRA. As permitted by the Master Agreement, Mr. Babbitz reviewed Mr.

Laurain's appraisal and identified some discrepancies in the appraisal methodology which, when reconsidered by Mr. Laurain, resulted in an increase in the value of \$155,640.00 over the original appraisal.

Fee Interest Property - Assessor Parcel No. 4125-026-904, Parcel 4-17A, 4-17B - LAWA requires a fee simple interest in Parcel 4-17A containing 9,417 square feet (described in Exhibit A-1 and depicted in Exhibit A-2), as part of the new 98th Street right of way and the construction of a subsurface storm drain easement by LACFD. Parcel 4-17B (described in Exhibit C-1 and depicted in Exhibit C-2) is included because it represents a small remnant parcel at the north end of 5601 Century Boulevard containing 959 square feet. Together, Parcel 4-17A and Parcel 4-17B total 10,376 square feet. Mr. Laurain determined that the highest and best use of these parcels is as a commercial use or for a multi-story airport parking structure. Mr. Laurain concluded that the fee value of the 5601 Century Boulevard was \$165/sq. ft. or \$13,658,060 for the total parcel containing 82,764 square feet. He then calculated the value of the parts taken at \$1,712,040 (10,376 sq. ft. x \$165 = \$1,712,040).

Easement Property - Assessor Parcel No. 4125-026-900, Parcel No 4-5C - LAWA requires a transverse crossing easement for the portion of 98th Street that will pass under the Crenshaw/LAX alignment and a storm drain easement covering a total of 9,696 square feet. Such property is a portion of the Harbor Subdivision/Aviation Boulevard railroad corridor. The highest and best use of the railroad corridor is to continue as a railroad corridor and the value of the easements was determined based on sales of surrounding properties with similar zoning. The appraiser concluded that neither the street easement nor storm drain easement will impact the use of the existing railroad corridor. As such he concluded that the land configuration, access and prominence of the rail corridor will be the same in the "before" and "after" condition. He concluded that the fee value of the rail parcel was \$160/sq. ft. or \$24,184,480 for the total right-of-way containing 151,153 sq. However, the value of the transverse crossing is nominal and valued at \$1,000.

EQUITY PLATFORM

Both the LAMP and the AMC Station projects will bring valuable transit connections to those working at and travelling to and from the Los Angeles World Airport.

DETERMINATION OF SAFETY IMPACT

This Board action will not have an impact on LACMTA's safety standards

FINANCIAL IMPACT

Pursuant to May 2020 Board Motion 38.1, the revenue generated from LAWA acquisition of property and easements will be used to fund immediate Life of Project budget needs on the Crenshaw/LAX project.

Impact to Budget

This item is a cash inflow that will offset project expenses and therefore will not require any budget increase.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended Board action is consistent with Metro Vision 2028 Goal #1: Provide high quality mobility options that enable people to spend less time traveling. The disposition of this property to LAWA will facilitate easier access to the Los Angeles Airport which will provide an additional mobility option.

ATTACHMENTS

Attachment A - Exhibit A-1 - Legal Description, Fee Interest, Parcel 4-17A and Exhibit A-2 - Depiction, Parcel 4-17A

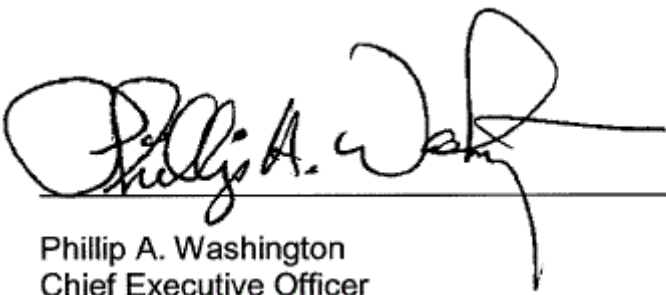
Attachment B - Exhibit B-1 - Legal Description, Permanent Street Easement and Exhibit B-2 - Depiction, Permanent Street Easement

Attachment C - Exhibit C-1 - Legal Description, Fee Interest, Parcel 4-17B and Exhibit C-2 - Depiction, Parcel 4-17B

Attachment D - Exhibit D - Site Plan

Prepared by: Velma C. Marshall, Deputy Executive Officer - Real Estate (213) 922-2415
Holly Rockwell, Senior Executive Officer - Real Estate, Transit-Oriented Communities and Transportation Demand Management, (213) 922-5585

Reviewed by: James de la Loza, Chief Planning Officer (213) 922-2920



Phillip A. Washington
Chief Executive Officer

EXHIBIT "A1"
LEGAL DESCRIPTION
FEE INTEREST

THAT PORTION OF REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED IN THE FINAL ORDER OF CONDEMNATION IN FAVOR OF THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY RECORDED APRIL 21, 2016 AS DOCUMENT NUMBER 20160451013, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE MOST NORTHERLY CORNER OF THE REAL PROPERTY DESCRIBED IN SAID DOCUMENT NUMBER 20160451013, SAID CORNER IS THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 583.69 FEET, TO WHICH THE BEGINNING OF SAID CURVE A RADIAL BEARS SOUTH 69°25'51" EAST, SAID CURVE IS ALSO THE SOUTHEASTERLY LINE OF LOT 20 OF TRACT NUMBER 13375, AS SHOWN ON MAP FILED FOR RECORD IN BOOK 267 OF MAPS, PAGES 43 AND 44 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 20, THROUGH A CENTRAL ANGLE OF 7°34'10", AN ARC LENGTH OF 77.11 FEET TO THE **TRUE POINT OF BEGINNING (T.P.O.B.);**

THENCE CONTINUING SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 20, THROUGH A CENTRAL ANGLE OF 11°27'42", AN ARC DISTANCE OF 116.76 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY LINE OF LOT 20, SOUTH 52°42'06" EAST, A DISTANCE OF 96.13 FEET;

THENCE SOUTH 89°30'03" EAST, A DISTANCE OF 19.60 FEET TO THE WEST LINE OF THE 60 FOOT WIDE RAILROAD RIGHT OF WAY OF THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY AS DESCRIBED IN THE DEED TO THE REDONDO BEACH RAILWAY COMPANY (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY WHO IS A PREDECESSOR TO SAID AUTHORITY) RECORDED NOVEMBER 3, 1888 IN BOOK 511 OF DEEDS, PAGE 51, RECORDS OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE OF THE AUTHORITY RAILROAD RIGHT OF WAY, NORTH 0°10'19" EAST A DISTANCE OF 162.80 FEET;

THENCE DEPARTING SAID WESTERLY LINE OF THE AUTHORITY RAILROAD RIGHT OF WAY, NORTH 89°21'29" WEST, A DISTANCE OF 10.33 FEET;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 16.17 FEET;

THENCE NORTH 69°12'11" WEST, A DISTANCE OF 10.51 FEET TO THE **TRUE POINT OF BEGINNING (T.P.O.B.).**

CONTAINING 0.2162 ACRES OR 9,417 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "A2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



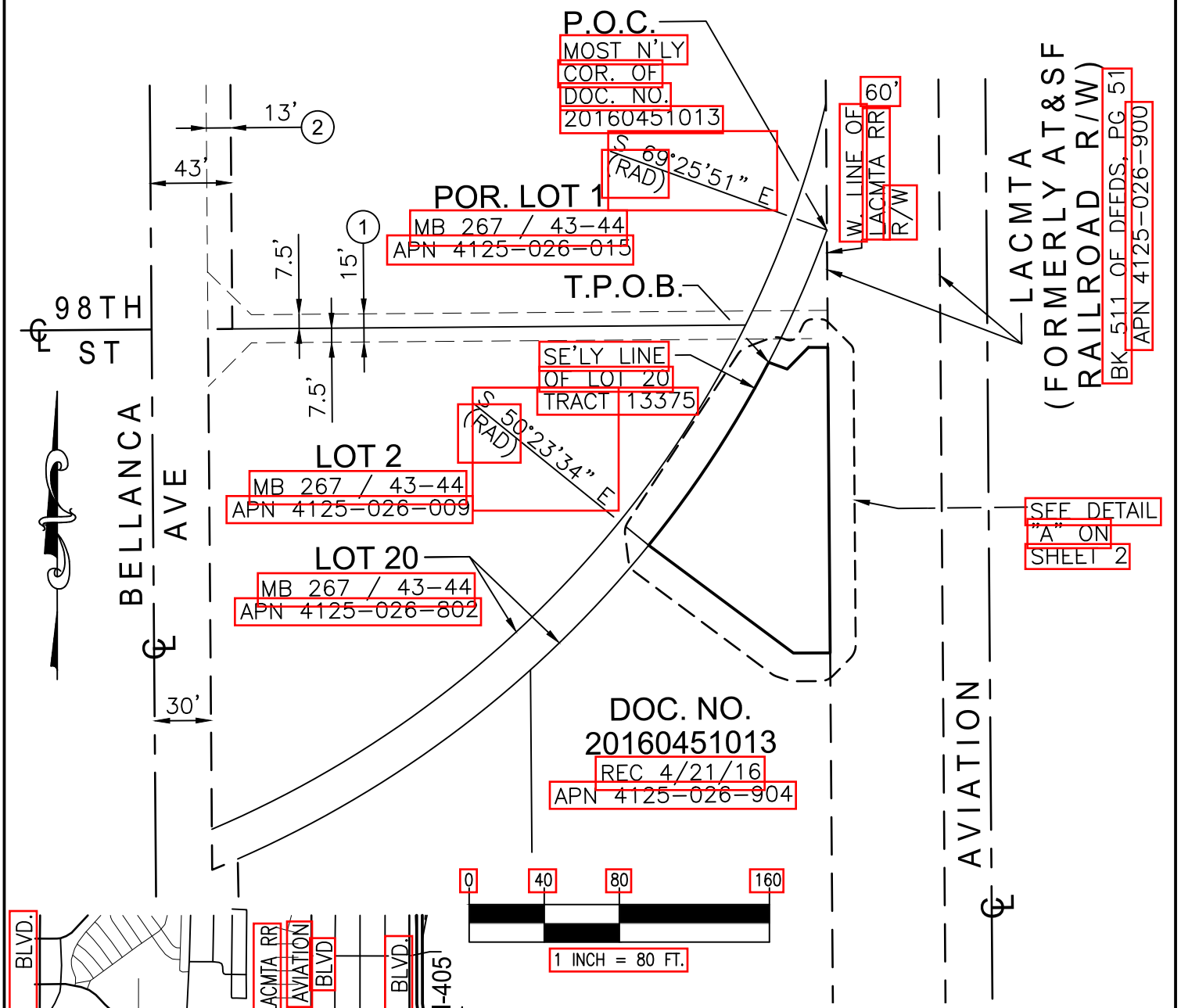
JOSHUA D. COSPER, P.L.S.
P.L.S. 8774, EXP. 12-31-20

10/28/19
DATE



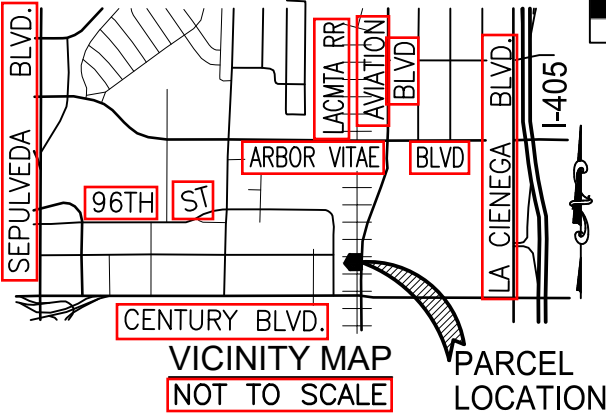
EXHIBIT A2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-17A	FEE INTEREST	9,417 SF	4125-026-904



NOTE: REFER TO SHEET 2 FOR LINE / CURVE AND EASEMENT INFORMATION.

LEGEND	NOTES
 LIMITS OF DESCRIPTION	THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83, ZONE 5 (2010.00) DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAYBE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967
--- EXISTING RIGHT OF WAY	
- - - EASEMENT AS NOTED	
— EXISTING PROPERTY LINE	



MARK THOMAS

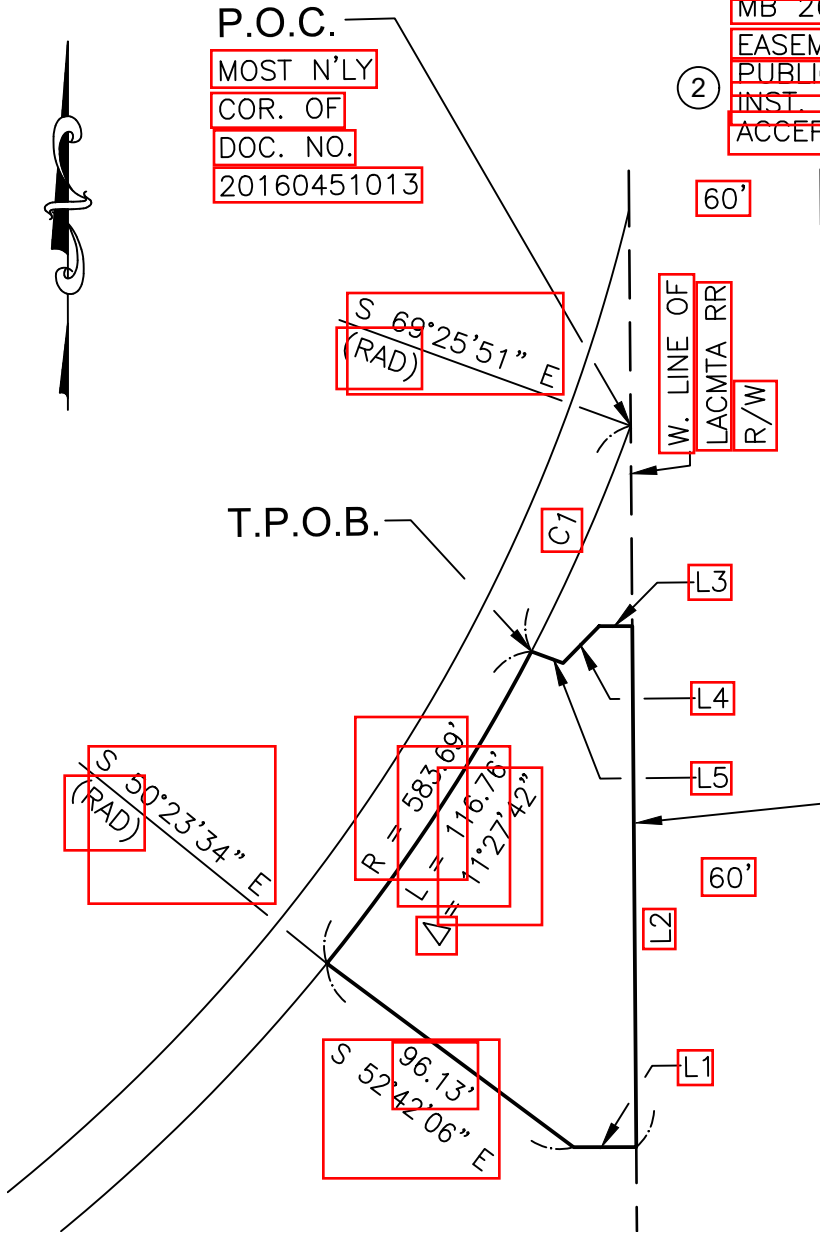
DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
10-28-19	0	AY	1	2

EXHIBIT A2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-17A	FEE INTEREST	9,417 SF	4125-026-904

EXISTING EASEMENTS

- ① 15' EASEMENT TO THE CITY OF LOS ANGELES FOR DRAINAGE PURPOSES; MB 267 PAGES 43-44.
- ② EASEMENT TO CITY OF LOS ANGELES FOR PUBLIC STREET PURPOSES; INST. NO. 87-1955425, REC. 12/10/87 ACCEPTED 1/1/89



DETAIL "A"

1" = 60'

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.60'	S 89°30'03" E
L2	162.80'	N 0°10'19" E
L3	10.33'	N 89°21'29" W
L4	16.17'	S 45°00'00" W
L5	10.51'	N 69°12'11" W

CURVE TABLE			
LINE	RADIUS	DELTA	LENGTH
C1	583.69'	7°34'10"	77.11'



MARK THOMAS

DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
10-28-19	0	AY	2	2

EXHIBIT "B1"
LEGAL DESCRIPTION
PERMANENT STREET EASEMENT

THAT PORTION OF THE 60 FOOT WIDE RAILROAD RIGHT OF WAY OF THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY AS DESCRIBED IN THE DEED TO THE REDONDO BEACH RAILWAY COMPANY (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY WHO IS A PREDESSOR TO SAID AUTHORITY) RECORDED NOVEMBER 3, 1888 IN BOOK 511, PAGE 51 OF DEEDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE INTERSECTION OF THE WESTERLY LINE OF SAID AUTHORITY RAILROAD RIGHT OF WAY AND THE SOUTHEASTERLY LINE OF LOT 20 OF TRACT NUMBER 13375, AS SHOWN ON MAP FILED FOR RECORD IN BOOK 267 OF MAPS, PAGES 43 AND 44 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTH ALONG SAID WESTERLY LINE OF THE AUTHORITY RAILROAD RIGHT OF WAY, SOUTH 00°10'19" WEST, A DISTANCE OF 62.61 FEET TO THE **TRUE POINT OF BEGINNING (T.P.O.B.);**

THENCE CONTINUING SOUTH ALONG SAID WESTERLY LINE OF THE AUTHORITY RAILROAD RIGHT OF WAY, SOUTH 00°10'19" WEST, A DISTANCE OF 162.80 FEET;

THENCE DEPARTING SAID WESTERLY LINE OF THE AUTHORITY RAILROAD RIGHT OF WAY, SOUTH 89°30'03" EAST, A DISTANCE OF 58.28 FEET TO THE WESTERLY LINE OF PARCEL 1 OF THE EASEMENT TO THE CITY OF LOS ANGELES DESCRIBED IN INSTRUMENT NUMBER 1960, RECORDED SEPTEMBER 19, 1973, SAID WESTERLY LINE IS ALSO A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 4,016.20 FEET, TO WHICH A RADIAL BEARS THROUGH SAID POINT NORTH 87°43'37" WEST;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF PARCEL 1, THROUGH A CENTRAL ANGLE OF 1°40'39", AN ARC DISTANCE OF 117.58 FEET TO A POINT ON THE EAST LINE OF SAID AUTHORITY RAILROAD RIGHT OF WAY, SAID POINT IS ALSO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;

THENCE ALONG SAID EASTERLY LINE OF THE AUTHORITY RAILROAD RIGHT OF WAY, NORTH 0°10'19" EAST, A DISTANCE OF 45.08 FEET;

THENCE DEPARTING SAID EASTERLY LINE OF THE AUTHORITY RAILROAD RIGHT OF WAY, NORTH 89°21'29" WEST, A DISTANCE OF 60.00 FEET TO THE **TRUE POINT OF BEGINNING (T.P.O.B.).**

CONTAINING 0.22 ACRES OR 9,696 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN

HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



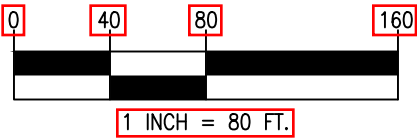
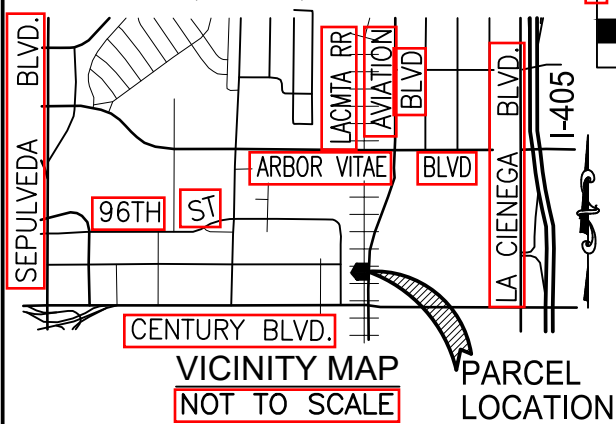
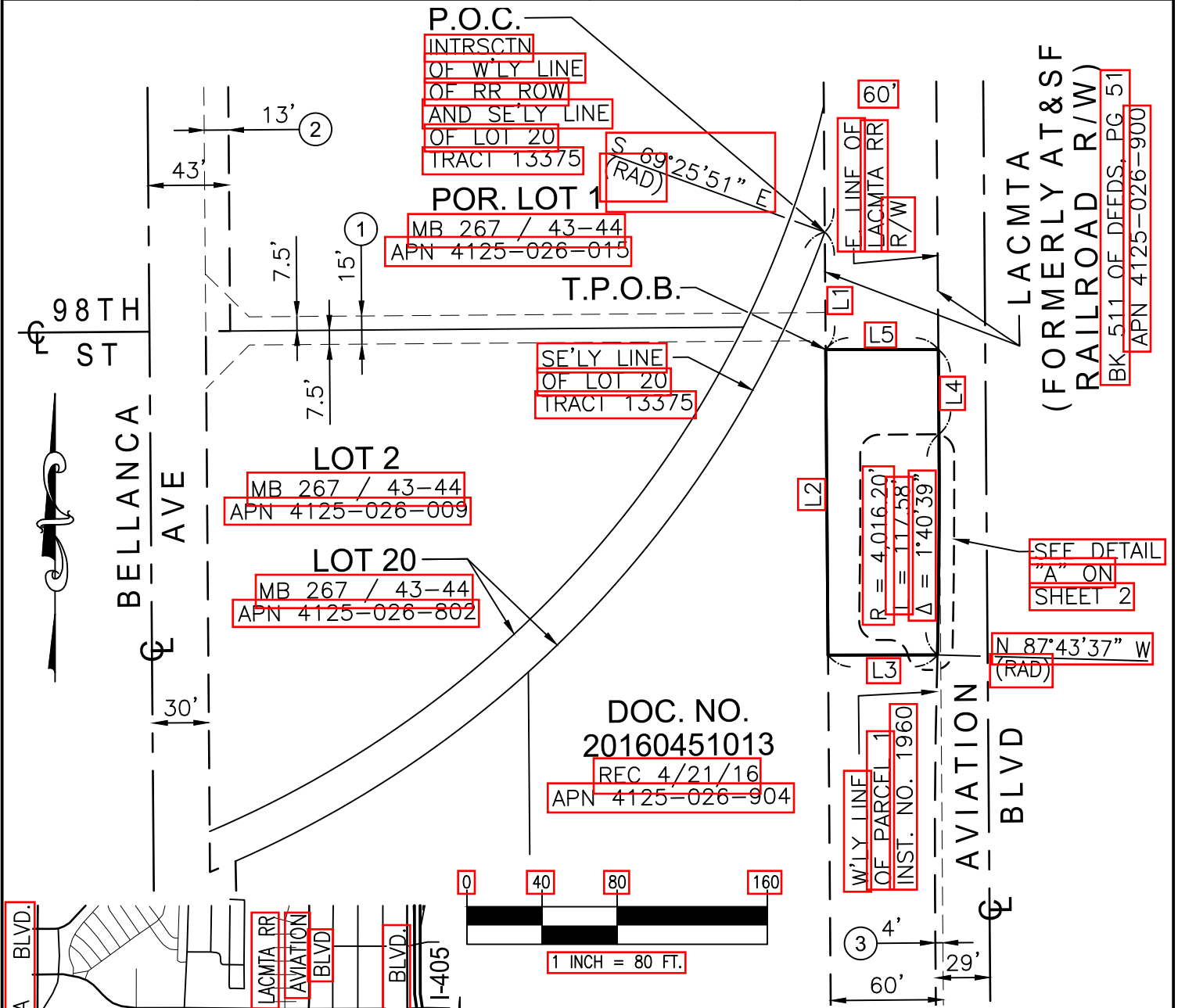
JOSHUA D. COSPER, P.L.S.
P.L.S. 8774, EXP. 12-31-20

10/28/19
DATE



EXHIBIT B2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-5C	PERMANENT STREET EASEMENT	9,696 SF	4125-021-900



NOTE: REFER TO SHEET 2 FOR LINE / CURVE AND EASEMENT INFORMATION.

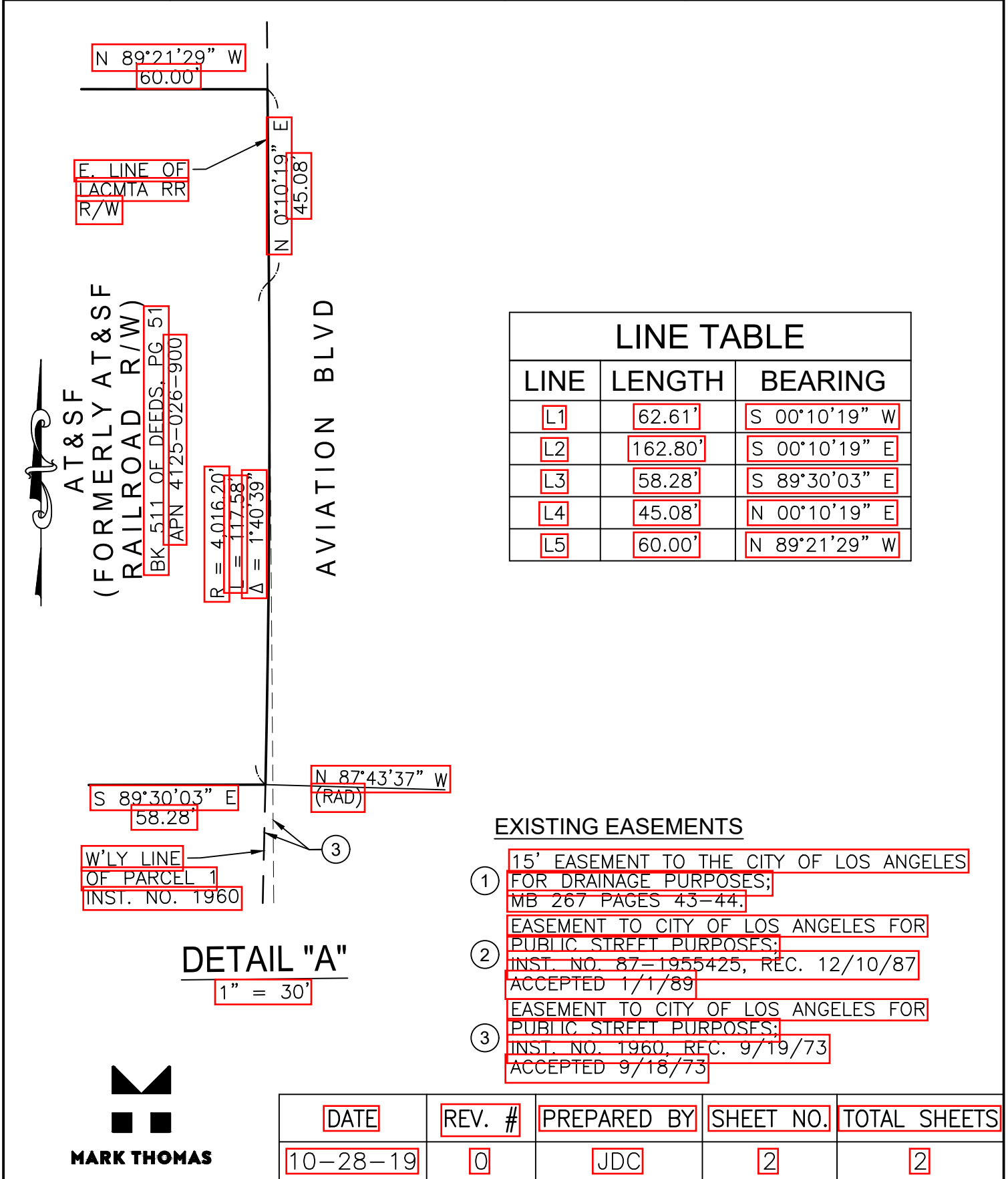
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DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
10-28-19	0	JDC	1	2

EXHIBIT B2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-5C	PERMANENT STREET EASEMENT	9,696 SF	4125-021-900



LINE TABLE		
LINE	LENGTH	BEARING
L1	62.61'	S 00°10'19" W
L2	162.80'	S 00°10'19" E
L3	58.28'	S 89°30'03" E
L4	45.08'	N 00°10'19" E
L5	60.00'	N 89°21'29" W

DETAIL "A"
1" = 30'

EXISTING EASEMENTS

- ① 15' EASEMENT TO THE CITY OF LOS ANGELES FOR DRAINAGE PURPOSES; MB 267 PAGES 43-44.
- ② EASEMENT TO CITY OF LOS ANGELES FOR PUBLIC STREET PURPOSES; INST. NO. 87=1955425, REC. 12/10/87 ACCEPTED 1/1/89
- ③ EASEMENT TO CITY OF LOS ANGELES FOR PUBLIC STREET PURPOSES; INST. NO. 1960, REC. 9/19/73 ACCEPTED 9/18/73



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LEGAL DESCRIPTION
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THENCE DEPARTING SAID SOUTHEASTERLY LINE OF LOT 20, SOUTH 69°12'11" EAST, A DISTANCE OF 10.51 FEET;

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 16.17 FEET;

THENCE SOUTH 89°21'29" EAST, A DISTANCE OF 10.33 FEET TO THE WEST LINE OF THE 60 FOOT WIDE RAILROAD RIGHT OF WAY OF THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY AS DESCRIBED IN THE DEED TO THE REDONDO BEACH RAILWAY COMPANY (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY WHO IS A PREDECESSOR TO SAID AUTHORITY) RECORDED NOVEMBER 3, 1888 IN BOOK 511, PAGE 51 OF DEEDS, RECORDS OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE OF THE AUTHORITY RAILROAD RIGHT OF WAY, NORTH 0°10'19" EAST A DISTANCE OF 62.61 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 0.022 ACRES OR 959 SQUARE FEET, MORE OR LESS.

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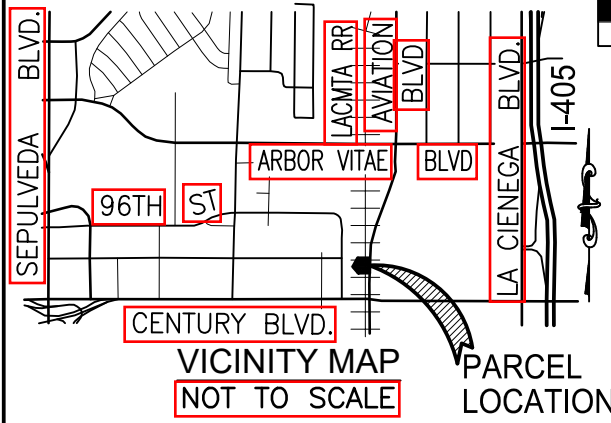
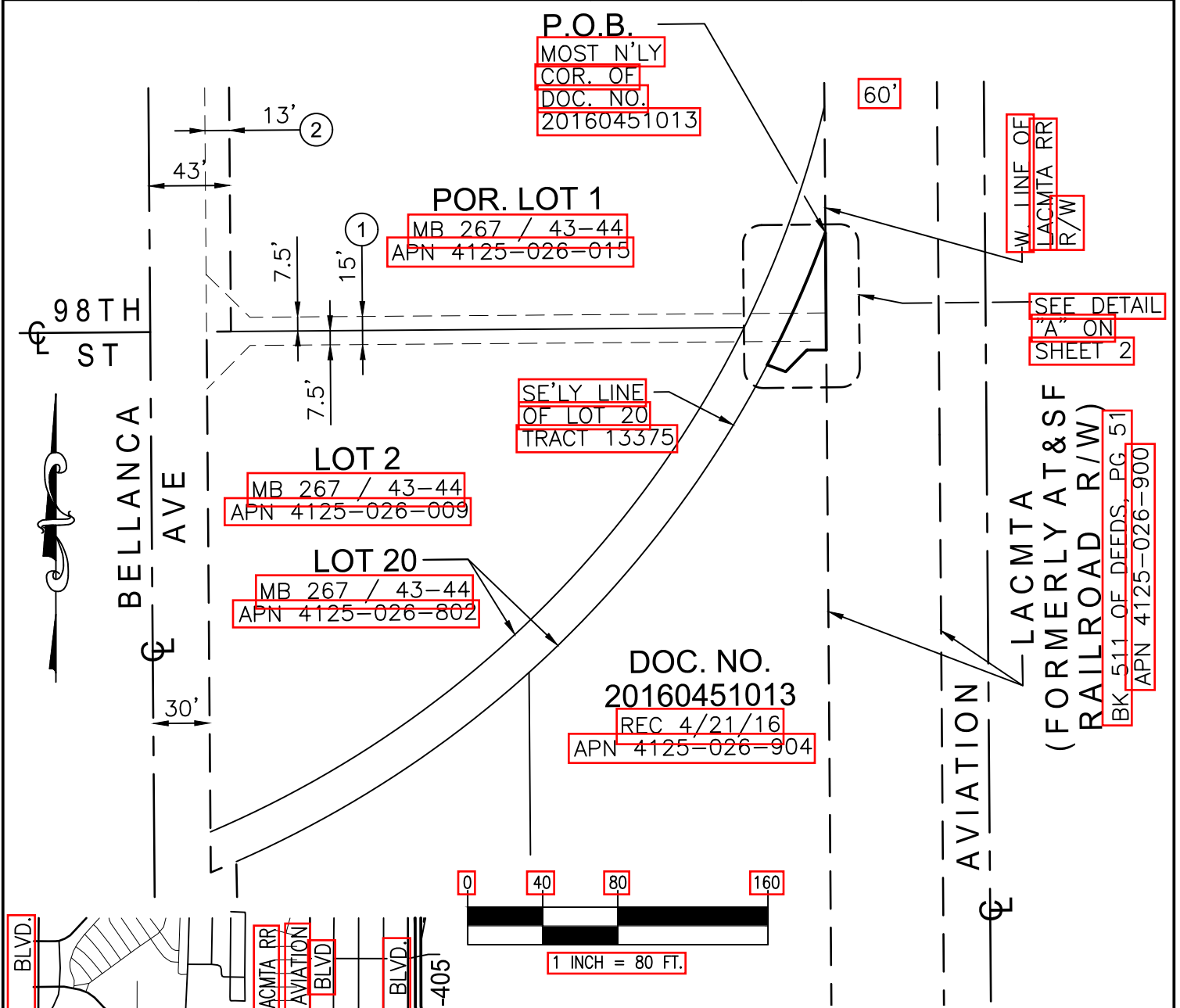
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10/28/19
DATE



EXHIBIT C2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-17B	FEE INTEREST	959 SF	4125-026-904



NOTE: REFER TO SHEET 2 FOR LINE / CURVE AND EASEMENT INFORMATION.

LEGEND	NOTES
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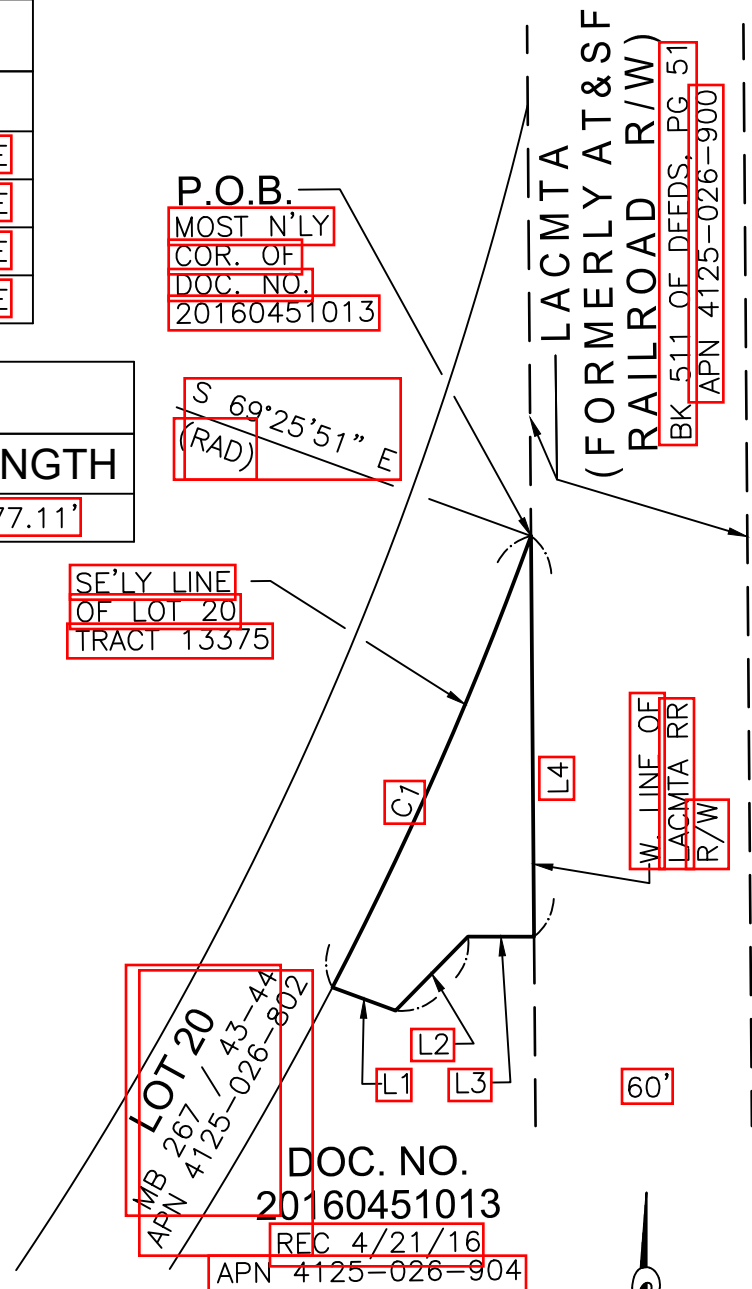
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EXHIBIT C2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-17B	FEE INTEREST	959 SF	4125-026-904

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LINE	LENGTH	BEARING
L1	10.51'	S 69°12'11" E
L2	16.17'	N 45°00'00" E
L3	10.33'	S 89°21'29" E
L4	62.61'	N 00°10'19" E

CURVE TABLE			
LINE	RADIUS	DELTA	LENGTH
C1	583.69'	7°34'10"	77.11'



EXISTING EASEMENTS

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- ② EASEMENT TO CITY OF LOS ANGELES FOR PUBLIC STREET PURPOSES; INST. NO. 87-1955425, REC. 12/10/87 ACCEPTED 1/1/89

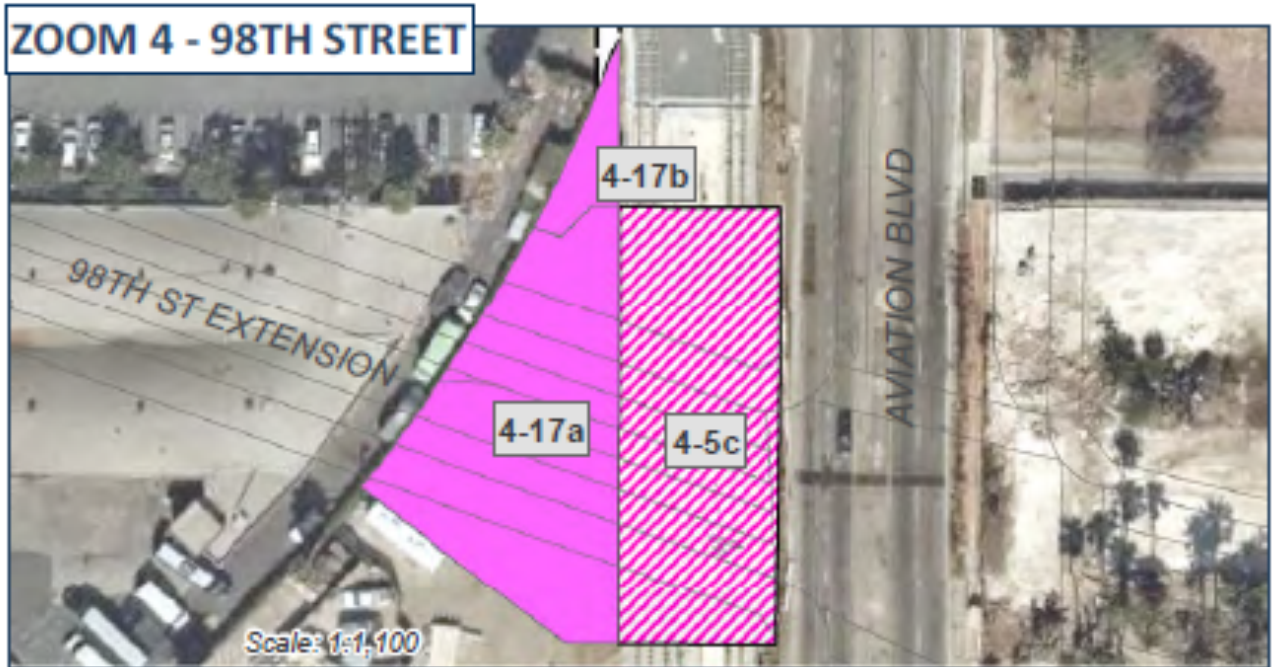
DETAIL "A"
1" = 30'



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Exhibit "D"

Site Plan



Fee Interest Property = Parcel 4-17a, 4-17b

Easement Property = Parcel 4-5c