

## SURPLUS PROPERTY SUMMARY SHEET

<b>PROJECT NAME</b>	<b>HOLLYWOOD EDD OFFICE BUILDING</b>
<b>LOCATION OF PROPERTY/ ASSESSOR PARCEL NUMBER</b>	1116 N. McCadden Place and 6725 Santa Monica Blvd, Los Angeles, CA 90038, Los Angeles County (2 street addresses)  <b>A.P.N. 5532-021-902</b>
<b>SUBMITTING AGENCY</b>	EMPLOYMENT DEVELOPMENT DEPARTMENT  Contact: Karen M. Patche, (916) 375-4120, <a href="mailto:karen.patche@dgs.ca.gov">karen.patche@dgs.ca.gov</a>
<b>DATE PROPERTY AVAILABLE FOR SALE (date vacated)</b>	Property is still occupied by the EDD with an expected move-out date in July 2013
<b>SIZE (IN ACRES) AND SHAPE</b>	1.62 acres, irregular L-shaped parcel
<b>TOPOGRAPHY</b>	Mostly level with some slight sloping to the south
<b>IMPROVEMENTS</b>	Office building
<b>IMPROVEMENT SIZE</b>	Approximately 29,000 S.F.
<b>PRESENT USE</b>	EDD currently uses the property as a Field Office. The parking lot leases with Circus Disco and the L. A. Gay and Lesbian Center were terminated on September 15, 2012.
<b>ACCESSIBILITY</b>	Direct access from N. McCadden Place and Santa Monica Blvd.
<b>REASON FOR DECLARING SURPLUS</b>	The facility no longer meets the program requirements of the EDD. Property declared surplus land in Chapter 178 of the Statutes of 2011 (AB 1272)
<b>YEAR ACQUIRED</b>	1949, 1951, 1961
<b>EVIDENCE OF STATE TITLE</b>	<i>Executor's Deed, Lots 10, 11, 12, west 10' of Lot 13, Block "B", recorded April 15, 1949, Document No. 792, Bk. 29848, Pg. 79; Final Order &amp; Decree, Parcel 1, Lot 9, Block "B"; recorded on 9/28/51, Document No. 3501, Book 37313, Pg. 167; Final Order &amp; Decree, Parcel 2, Lot 8, Block "B", recorded 9/28/51, Bk. 37313, Pg. 171; Grant Deed, Lot 17, Block "B", recorded 9/28/61, Bk. M862, Page 701; Grant Deed, Lots 7 &amp; 18, Block "B", recorded 10/4/61, Bk. D1376, Pg. 724; Quitclaim Deed, Lot 19, Block "B", recorded 9/13/61, Bk. D1353, Pg. 214; Grant Deed, Lot 19, Block "B", recorded 9/13/61, Bk. D1353, Pg. 210, Official Records of Los Angeles County.</i>  Amended Preliminary Report dated January 24, 2012, vesting title in the State of California.
<b>LEGAL DESCRIPTION MAP</b>	See legal description, assessor's map, and aerial photograph.
<b>SPI Real Property No. SPI Parcel History No.</b>	118 85-02, 85-23, 85-24, 85-93, 85-94, 85-95
<b>LAND ENCUMBRANCE</b>	See Amended Preliminary Report dated January 24, 2012.
<b>ESTIMATED MARKET VALUE</b>	DGS encourages the parties to conduct their own due diligence of fair market value in the local area.
<b>COMMENTS</b>	<b>THIS PROPERTY IS NOT AVAILABLE FOR PUBLIC SALE.</b> Pursuant to G.C. § 11011.1, on February 14, 2013, DGS issued an RFP to nonprofit affordable housing sponsors who previously expressed written interest to develop an affordable housing project. The last day to submit a letter of interest was on <u>April 12, 2012</u> . Only those parties who responded to the DGS by the cutoff date of April 12, 2012, were identified as potential priority buyers to receive

	the RFP.
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