

SURPLUS PROPERTY SUMMARY SHEET

PROJECT NAME	LOS ANGELES EDD OFFICE BUILDING
LOCATION OF PROPERTY/ ASSESSOR PARCEL NUMBER	1405 South Broadway/1400 South Hill, Los Angeles, 90015 (2 addresses) 5133-003-902
SUBMITTING AGENCY CONTACT	Employment Development Department Contact: Karen M. Patche, (916) 375-4120, karen.patche@dgs.ca.gov
DATE PROPERTY AVAILABLE FOR SALE	EDD still in occupancy. The property will be available for public sale in 2014.
SIZE (IN ACRES) AND SHAPE	Approximately 1.68 acres , square parcel
TOPOGRAPHY	Level
IMPROVEMENTS	Office buildings (2)
IMPROVEMENT SIZE	15,000 S.F. (vacant), 26,974 S.F.
PRESENT USE	EDD currently occupies the property and the building at 1405 South Broadway as a Field Office. The building at 1400 South Hill is vacant.
ACCESSIBILITY	Direct access from both W. 14 th and W. 15 th Streets
SALE AUTHORITY	Chapter 178 of the Statutes of 2011 (AB 1272)
REASON FOR DECLARING SURPLUS	The facility no longer meets the program requirements of the EDD.
YEAR ACQUIRED	1962
EVIDENCE OF STATE TITLE	<i>Final Order</i> , Parcel 4, <u>Lots 14, 16, & 18</u> , Block "A", recorded 1/15/62, Doc. No. 2706; <i>Final Order</i> , Parcel 7, <u>Lots 21, 22, 23, & 24</u> , Block "A", recorded 2/28/62 in Doc. No. 4227; <i>Final Order</i> , Parcels 2 & 3, <u>Lots 19 & 20</u> , Block "A", recorded 3/1/62, Doc. No. 4083; <i>Final Order</i> , Parcel 1, Lot 17, recorded 3/1/62, Bk. Doc. No. 4082, Bk. DI528, Pg. 804 <i>Final Order</i> , Parcels 5 & 6, <u>Lots 13 & 15</u> , Block "A", recorded 4/12/62, Doc. No. 3641, Official Records of Los Angeles County. Preliminary Report dated January 24, 2012, vesting title in the State of California.
LEGAL DESCRIPTION MAP	See legal description, assessor's map, and aerial photograph.
SPI Real Property No. SPI Parcel History No.	139 85-0132, 85-0133, 85-0134, 85-0135, 85-0136
LAND ENCUMBRANCE	See Preliminary Report dated January 24, 2012.
ESTIMATED MARKET VALUE	Interested parties advised to conduct their own due diligence of fair market value.
COMMENTS	There may be one or more oil and gas leases on the property. EDD advises there are no oil or gas wells on the property. Information will be updated as it becomes available.
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