

ORDINANCE NO. \_\_\_\_\_

An Ordinance authorizing and providing for the sale of certain real property owned by the City of Los Angeles to SGRE FIG & FLOWER INVESTORS 1, LLC for the sum of TWO MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$2,850,000).

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. The Council of the City of Los Angeles hereby finds and determines that certain real property owned by the City of Los Angeles, and located at the address and/or location set forth hereinafter: (i) is exempt surplus land for purposes of Government Code Section 54221; (ii) is no longer required for the use of the City; (iii) the public interest, convenience and necessity require its sale; and (iv) the public interest requires the real property be sold without notice of sale or advertisement for bids. It is hereby ordered that such real property be sold, pursuant to certain conditions hereinafter set forth, to SGRE FIG & FLOWER INVESTORS 1, LLC (Purchaser) for the sum of TWO MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$2,850,000) in accordance with the provisions of Section 385 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative code.

**Location:**

- 3971/3973 S. Flower Street, Los Angeles, CA 90037, APN 5037-032-900
- 3977/3979 S. Flower Street, Los Angeles, CA 90037 APN 5037-032-901

**Legal Description:**

That certain property described and depicted in *Exhibit "A"* hereto;

EXCEPTING AND RESERVING unto the City of Los Angeles all oil, gas, water, and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights of way of record or which are apparent from a visual inspection of the real property(ies), and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent street(s) which would otherwise pass with the conveyance of the above described parcel(s) of land.

ALSO SUBJECT to sale, in "As Is with all faults" condition, the purchasers purchasing the City owned property, by such act, expressly agreeing to purchase the property in an "As Is and with all faults" condition and without any warranty as to fitness for use, fitness for a particular use or development, or condition of the property, and that the City has no obligation to improve or correct any condition of the property, whether known or

unknown before or after the date of the sale, including without limitations the condition of the property as its potential use or future development.

Sec. 2. The Mayor of the City of Los Angeles in the name of and on behalf of said City is hereby authorized to execute a Grant Deed conveying said City parcel described in Section 1 of this Ordinance to SGRE FIG & FLOWER INVESTORS 1, LLC; The City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec 3. The Department of General Services, Real Estate Services Division, is authorized to accept a ONE HUNDRED THOUSAND DOLLAR (\$100,000) non-refundable deposit, open title and escrows, issue title transfer instructions/escrow, and/or deliver the grant deed, process and execute all necessary documents to effectuate this sale, and otherwise complete the transactions, and the Chief Accounting Employee of the Department of General Services is authorized to deposit the proceeds, over and above the expenses of sale, into the proper accounts as provided by law. Purchaser shall pay 1/2 (one half) escrow fees and pay all incidental costs associated with this property purchase transaction including, but not limited to recording fees, documentary transfer fees, title insurance fees, escrow fees, personal property taxes where applicable, and any other real estate transaction taxes. Purchaser at its own expense may obtain any desired survey of the property.

EXHIBIT A

**Legal Description**

THAT PORTION OF SEGMENT 1, OF RELINQUISHMENT NO. 1268, LYING IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RESOLUTION NUMBER R-4014 RECORDED DECEMBER 20, 2018 AS INSTRUMENT NUMBER 20181294777, OFFICIAL RECORDS, OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID SEGMENT 1, BOUND TO THE NORTH BY THE SOUTHERLY LINE OF LOT 14, OF BLOCK 15, OF THE MAP OF ZOBELINS GRAND AVENUE AND FIGUEROA STREET TRACT, AS PER MAP RECORDED IN BOOK 9, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ITS EASTERLY PROLONGATION THEREOF; BOUND TO THE WEST BY THE EASTERLY LINES OF LOT 34 AND LOT 35, OF BLOCK 15, OF SAID TRACT; BOUND TO THE SOUTH BY THE NORTHERLY LINE OF LOT 17 OF BLOCK 15, OF SAID TRACT AND ITS EASTERLY PROLONGATION THEREOF.

RESERVING UNTO THE CITY OF LOS ANGELES AN EASEMENT FOR PUBLIC STREET PURPOSES, IN, OVER, ALONG, UPON AND ACROSS THE EASTERLY 45.00 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

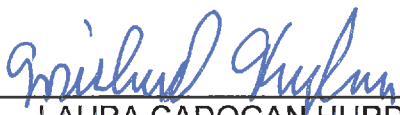
CONTAINING 9,881 SQUARE FEET, MORE OR LESS.



Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
for LAURA CADOGAN HURD  
Deputy City Attorney

Date 3/30/2021

File No. 17-1002

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

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Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_