

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

An Ordinance authorizing and providing for the sale of certain City-owned real property that is no longer required for the use by the City, without notice of sale or advertisement for bids, to SPRINGHOUSE HAMILTON PARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, or its nominees or lawful successors in interest, for the sum of THREE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (370,000.00).

**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 public interest requires a sale, without notice of sale or advertisement for bids, to SPRINGHOUSE HAMILTON PARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY or its nominees or lawful successors in interest, of that certain real property owned by the City of Los Angeles and located at the address and/or location set forth hereinafter, which real property is no longer required for the use by the City, and that competitive bidding for the sale for such real property would not be desirable or compatible with the City's interest. It is hereby ordered that such real property be sold, pursuant to certain conditions hereinafter set forth and without notice of sale or advertisement for bids, to SPRINGHOUSE HAMILTON PARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, or its nominees or lawful successors in interest, for the sum of THREE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (370,000.00) 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.

<b><u>Location:</u></b>	<b>17600 W. Tramonto Drive Pacific Palisades, CA 90272</b>
<b><u>APN:</u></b>	<b>4416-021-900</b>
<b><u>Legal Description:</u></b>	<b>See Exhibit "A"</b>

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.

EXCEPTING AND RESERVING unto the City of Los Angeles for public street and utility easement purposes as described in Exhibit "A" attached hereto and made a part hereof.

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 properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

ALSO SUBJECT to sale, in "As Is and 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 and directed to execute a Grant Deed to the said real property described in Section 1 of this Ordinance to SPRINGHOUSE HAMILTON PARK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, or its nominees or lawful successors; 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 open escrow, deliver deeds, and process and execute all necessary documents to effectuate this sale, and the Chief Accounting Employee of the Department of General Services is authorized to distribute the proceeds, over and above the expenses, 50% to Council District 11 Real Property Trust Fund No. 693, Department No. 14, Revenue Source No. 5141 and 50% to General Fund No. 100, Department No. 40, Revenue Source No. 5141. The purchaser shall pay 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**

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 5 OF BLOCK 16 OF TRACT NO. 8923 IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN [BOOK 118, PAGES 27 TO 35](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

"SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights, and right of way of record"

APN: 4416-021-900

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

HYDEE FELDSTEIN-SOTO, City Attorney

By  \_\_\_\_\_  
LINDSEY ZWICKER  
Deputy City Attorney

Date 12/20/2022

File No. \_\_\_\_\_ CF No. 21-0624

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

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

Approved \_\_\_\_\_