

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

An ordinance providing for the sale of city-owned property located at 5601 North Figueroa Street to Richard Rutgard.

**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, is being sold at its recently appraised present market value pursuant to California Code of Civil Procedure Section 1245.245(f)1 and the court judgment in LASC Case No. BS170286. 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 5601 RUTGART, LLC, the assignee of Dr. Richard Paul Rutgard, for the sum of TWO MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$2,550,000) 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:**

- 5601 North Figueroa Street, Los Angeles, CA 90042, APN: 5468-033-905

**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 5601 RUTGART, LLC; the City Clerk of said City is hereby authorized to attest thereto and to affix the City Seal.

Sec. 3. The Department of General Services, Real Estate Services Division, is authorized to 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. The purchaser, 5601 RUTGART, LLC, shall pay 1/2 (one half) escrow fees and Seller shall pay the usual recording fees and any required documentary transfer taxes. Seller shall pay the premium for a standard coverage owner's or joint protection policy of title insurance (CLTA policy). Purchaser at his own expense may obtain any desired survey of the property.

Sec. 4. This ordinance shall be operative upon publication pursuant to Charter Section 252(j).

**EXHIBIT “A”**

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# EXHIBIT A

## Legal Description:

LOT 9 AND THE SOUTHWESTERLY TWO AND ONE-HALF FEET, FRONT AND REAR, OF LOT 10, IN BLOCK 13, OF THE SUBDIVISION OF CERTAIN LOTS IN HIGHLAND PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 392 AND 393 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTHWESTERLY 86 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITH THE LINES OF PASADENA AVENUE (NOW FIGUEROA ST) AS WIDENED.

Assessor's Parcel Number: 5468-033-905

Sec. 5. 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   
PEJMON SHEMTOOB  
Deputy City Attorney

Date 5/25/21

File No. 21-0207

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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

\_\_\_\_\_

\_\_\_\_\_

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

Approved \_\_\_\_\_