RECORDING REQUESTED BY:

City of Los Angeles

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Joseph Cavalluzzi
Josephine Cavalluzzi
19719 Henshaw Street
Woodland Hills, CA 91364

Order No.

Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is $ _____. CITY TAX $ _____.
☑ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☐ City of
_____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation (Grantor),

hereby GRANT(s) to

Joseph Cavalluzzi and Josephine Cavalluzzi, trustees of the Cavalluzzi Trust, dated February 23, 2019 (Grantee),

the following described real property in the County of Los Angeles, State of California.
APN: 2108-001-902 (Property).

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

EXCEPTING AND RESERVING unto Grantor, all oil, gas, water, and mineral rights now vested in Grantor 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 properties and excepting and reserving to Grantor any interest in the fee to the adjacent street which would otherwise pass with the conveyance of the above-described parcels of land.

ALSO SUBJECT to Property sold in "AS IS, WHERE IS, WITH ALL FAULTS" condition, and without any warranty as to fitness for use, fitness for a particular use, or condition of the Property, and that Grantor has no obligation to correct any condition of the Property, whether known before or after the date of sale.

AND ALSO SUBJECT to a covenant and agreement to run with the land that the Property shall be held as a single parcel with the adjacent parcel of real property owned by Grantee, and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

This Grant Deed is made in accordance with the provisions of Council File No. 07-1894 and Ordinance No. 180834 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, through its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 10th day of NOVEMBER, 2025.

Grantor:
City of Los Angeles, a municipal corporation

By: _____
Karen Bass, Mayor

Attest: Patrice Y. Lattimore, City Clerk

By: _____ 11/10/2025
Carmen Richardson

CITY OF LOS ANGELES FOUNDED 1781

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

On NOVEMBER 10, 2025, before me, THOMAS ARECHIGA, a Notary Public,

personally appeared KAREN BASS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

THOMAS ARECHIGA
Notary Public - California
Los Angeles County
Commission # 2517021
My Comm. Expires Apr 12, 2029

Signature: _____ (Seal)

EXHIBIT "A"

APN: 2108-001-902

ADDRESS: next to 20658 Roscoe Blvd., Winnetka, CA 91306

LEGAL DESCRIPTION

Lot 161 of Tract No. 20371, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 530 Pages 11 through 14, inclusive of Maps in the office of the County Recorder of said county.

RESERVING unto the City of Los Angeles for public street and utility easement purposes the northwesterly 3.00 feet of said lot, adjoining southeasterly of the southeasterly sideline of Irondale Avenue, 60.00 feet wide as shown on said tract map.

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



May 15th 2018

City of Los Angeles

To

Joseph Cavalluzzi and Josephine Cavalluzzi, trustees of the Cavalluzzi Trust, dated February 23, 2019

JOB TITLE: City Property intersection of Irondale Avenue and Roscose Boulevard
APN: 2108-001-902
Cadastral Map: 192B109-786

Grant Deed

Approved as to Authority 11/05 ,2025

By _____
Tony M. Royster, Authorized Officer

Department of General Services
Real Estate Services Division

Approved as to Description 11-4- ,2025

By _____
Luisito Padua, Authorized Officer

Approved as to Form 11-4 ,2025

Hydee Feldstein Soto, City Attorney

By _____
Saro Balian, Deputy City Attorney

Council File No. 07-1894