CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

KAREN BASS
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

November 15, 2023

Honorable Karen Bass
Mayor, City of Los Angeles
200 North Spring Street, Room 300
Los Angeles, California 90012

Attention: Lidia Manzanares, Executive Officer

REQUEST FOR SIGNATURE – GRANT DEED FOR THE OPLA SALE OF CITY-OWNED PROPERTY LOCATED ADJACENT TO 4664 W. AVENUE 41, LOS ANGELES, CA 90065 APN: 5683-013-900, CD 13

Transmitted herewith is the Grant Deed (one (1) original) for the sale to Jeffrey Hottinger ("Buyer") of the above-referenced property as authorized by **Ordinance No. 180834 Council File No. 07-1894**. Copies of the Ordinance, Municipal Facilities Committee Agenda, and Municipal Facilities Committee Approval are attached for your reference.

To be executed as shown below:

1. One original to be executed by the Mayor. **Please notarize the Mayor's signature.**

2. **Original to be returned to GSD.**

After the attached document has been executed, please contact In Haong, Management Assistant at (213) 926-6601 (cell) or via email at in.haong@lacity.org for pick-up or if you have any questions.

pdt Tony M. Royster
General Manager

Attachments: Grant Deed
Ordinance, MFC Agenda, MFC Approval

RECORDING REQUESTED BY:

City of Los Angeles

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Jeffrey Hottinger
4664 West Avenue 41
Los Angeles, CA., 90065

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

Jeffrey Hottinger, a married man, as his sole and separate property (Grantee),

the following described real property in the County of Los Angeles, State of California.
APN: 5683-013-900 (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" 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 28th day of November, 2023

Grantor:
The City of Los Angeles, a municipal corporation

By: _____
Karen Bass, Mayor

Attest: Holly L. Wolcott, City Clerk

By: _____

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.

ACKNOWLEDGMENT

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 28, 2023 before me, Heleen V. Ramirez, Notary Public
(insert name and title of the officer)

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.

HELEEN V. RAMIREZ
Notary Public - California
Los Angeles County
Commission # 2316183
My Comm. Expires Dec 17, 2023

Signature _____ **(Seal)**

City of Los Angeles

To

Jeffrey Hottinger, a married man, as his sole and separate property

JOB TITLE: City property adjacent to 4664 West Ave. 41, Los Angeles, CA. 90065
APN: 5683-013-900
Cadastral Map: 160-5A217-50

Grant Deed

Approved as to Authority 11-21-, 2023

By _____
FOR Tony M. Royster, Authorized Officer

Approved as to Description 11-7-, 2023

By _____
Louie N. Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved as to Form 11/9, 2023

Hydee Feldstein Soto, City Attorney

By _____
Lindsey Zwicker, Deputy City Attorney

Council File No. 07-1894

EXHIBIT "A"

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

THE NORTH 15 FEET OF THE WEST 130 FEET OF LOT A IN BLOCK M OF TRACT NO. 5127, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79 PAGES 14 THRU 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.