RECORDING REQUESTED BY:

City of Los Angeles

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Kalnel Living Properties LLC
2723 Anchor Avenue
Los Angeles, CA 90066
Attn: Len Judaken

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

Kalnel Living Properties LLC, a California limited liability company (Grantee),

the following described real property in the County of Los Angeles, State of California.
APN: None Shown (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.

EXHIBIT "A"

THAT PORTION OF LOT 413 OF TRACT NO. 9733. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 142 PAGES 69 TO 72 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHEASTERLY LINE OF SAID LOT HAVING A DISTANCE OF 79.495 FEET; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 35° 03' 01" EAST 7.83 FEET TO TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, THENCE ALONG SAID CURVE SOUTHWESTERLY THROUGH AND ANGLE OF 67° 51' 23" AN ARC DISTANCE OF 35.53 FEET TO THE INTERSECTION WITH A CURVE CONCAVE NORTHERLY IN THE SOUTH LINE OF SAID LOT, HAVING A RADIUS F 20.00 FEET; THENCE ALONG SAID CURVE SOUTHEASTERLY FROM A TANGENT BEARING SOUTH 58° 41' 51" EAST THROUGH AN ANGLE OF 86° 15' 02" AN ARC DISTANCE OF 30.11 TO THE POINT OF BEGINNING, AS GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 23, 1958 IN BOOK D79 PAGE 774 OF OFFICIAL RECORDS.

City of Los Angeles

To

Kalnel Living Properties, LLC
a California Limited Liability Company

JOB TITLE: City Property adjacent to 90230 4630 S. Sawtelle Blvd Los Angeles CA, ~~91405~~
APN: None Shown (adjoining southerly of APN 4215-023-028
Cadastral Map: None Shown (adjacent to 11B161-491

Grant Deed

Approved as to Authority 7-29 ,2025

By _____
Tony M. Royster, Authorized Officer

Approved as to Description 7-16- ,2025

By _____
Luisito Padua, Authorized Officer

Department of General Services
Real Estate Services Division

Approved as to Form 7-18 ,2025

Hydee Feldstein Soto, City Attorney

By _____
Saro Balian, Deputy City Attorney

Council File No. 07-1894

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 18th day of SEPTEMBER, 2025.

Grantor:
City of Los Angeles, a municipal corporation

By: _____
Karen Bass, Mayor

Attest: Petty F. Santos, Interim 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.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

On SEPTEMBER 18, 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.

Signature:_____(Seal)

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