

Recording Requested by:
City of Hawthorne

When Recorded Mail to:
City Clerk
City of Hawthorne
4455 West 126th Street
Hawthorne, CA. 90250

No charge for recording pursuant to Gov. Code Sec. 6103

This is a conveyance of an easement and the consideration and value is \$100 or less R&T Code 11911

EASEMENT DEED

For valuable consideration, receipt of which is hereby acknowledged,

RoxyTCB LLC, a California Limited Liability Company

do(es) hereby grant to the CITY OF HAWTHORNE, a municipal corporation of Los Angeles County, State of California, an easement for street purposes and all incidents thereto, over the real property in and along lands hereinafter described on EXHIBIT "A" and shown on EXHIBIT "B"

DATED: March 25, 2026

Dated this 25 day of March 2026

Sign: 

Print: Roxana Strahlendorf

(All signatures must be notarized)

Title: President

Property Address: 13429 KORNBLUM AVENUE
HAWTHORNE, CA. 90250
APN: 4050-021-005

CALIFORNIA ALL PURPOSE 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 March 25, 2026 before me, Arleen Hernandez Notary Public,

Date

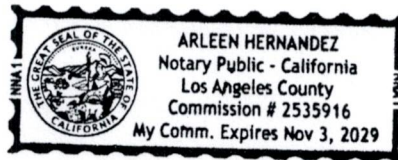
(here insert name and title of the officer)

personally appeared Roxana Strahlendorf

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: Arleen Hernandez (Seal)

_____ OPTIONAL _____

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

EXHIBIT "A"

LEGAL DESCRIPTION

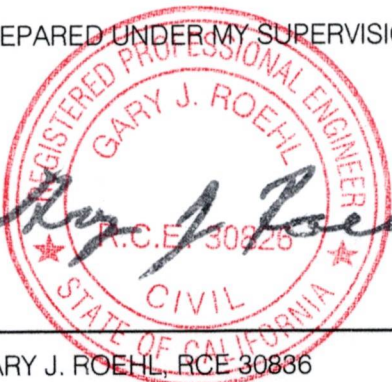
THAT PORTION OF THE NORTH HALF OF LOT 117 IN DIVISION "A" OF TRACT NO. 874, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE EASTERLY 10.00 FEET OF THE NORTH HALF OF SAID LOT 117.

THE ABOVE-DESCRIBED DEDICATION CONTAINS 640 SQUARE FEET.

ALL, AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE, MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:



Gary J. Roehl

GARY J. ROEHL, RCE 30836



SCALE 1" = 30'

EXHIBIT "B"

SKETCH TO ACOMPANY LEGAL DESCRIPTION

