




Agenda Item #: \_\_\_\_\_




# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Aldinger and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager 

**FROM:** Jim Arndt, Director of Public Works  
Dana Greenwood, City Engineer 

**DATE:** February 19, 2008

**SUBJECT:** Accept Real Property Dedication at 1500 Rosecrans Avenue for Street Purposes

### RECOMMENDATION:

Staff recommends that the City Council pass a motion to adopt Resolution No. 6124 accepting a real property dedication for street purposes at 1500 Rosecrans Avenue.

### FISCAL IMPLICATION:

There are no costs associated with the acceptance of this real property dedication for street purposes.

### DISCUSSION:

One of the street improvements recently completed on the south side of Rosecrans Avenue at Market Place was the construction of a right turn pocket for eastbound traffic to go southbound on Market Place. The owner of the property at 1500 Rosecrans Avenue is therefore dedicating to the City the area on the southwest corner of Rosecrans Avenue and Market Place where the improvements had been constructed. The property owner is dedicating the right-of-way to the City at no cost to the City. Resolution No. 6124 therefore provides for the City to accept this real property dedication for street purposes.

Attachment: a. Resolution No. 6124  
b. Grant Deed  
c. GIS Map

xc: Robert V. Wadden, Jr., City Attorney  
Richard Thompson, Director of Community Development  
Laurie Jester, Senior Planner

RESOLUTION NO. 6124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, ACCEPTING A REAL PROPERTY DEDICATION FOR STREET PURPOSES AT 1500 ROSECRANS AVENUE

THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby makes the following finding:

The City currently requires the real property dedication so conveyed for street purposes.

SECTION 2. The City Council hereby takes the following action:

The real property dedicated to the City by the owner of 1500 Rosecrans Avenue and memorialized by the document which is attached hereto and incorporated herein by this reference and which specifically describes the real property dedicated, is hereby accepted.

SECTION 3. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

SECTION 4. This resolution shall take effect immediately.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution and thenceforth and thereafter the same shall be in full force and effect

PASSED, APPROVED, and ADOPTED this 19th day of February, 2008.

Ayes:  
Noes:  
Absent:  
Abstain:

\_\_\_\_\_  
Mayor, City of Manhattan Beach, California

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By   
City Attorney

**RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:**

CITY OF MANHATTAN BEACH  
CITY CLERK'S OFFICE  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_ APN No. \_\_\_\_\_

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CONTINENTAL 1500 ROSECRANS LLC, a California limited liability company, does hereby convey, sell, remise, release and forever quitclaim to CITY OF MANHATTAN BEACH, a municipal corporation, all right, title, interest, claim or demand in the following described real property in the County of Los Angeles, State of California:

SEE EXHIBITS "A" AND "A-1" ATTACHED HERETO  
AND INCORPORATED HEREIN BY THIS REFERENCE

Dated: 1/18/08

CONTINENTAL 1500 ROSECRANS LLC,  
a California limited liability company

By: Continental 1500 Rosecrans Corporation  
a Delaware corporation  
its Managing Member

By: Richard C. Lundquist  
Richard C. Lundquist  
President

EXHIBIT A

LEGAL DESCRIPTION—PROPOSED DEDICATION  
1500 ROSECRANS AVENUE

THAT PORTION OF LOT 1 SHOWN ON PARCEL MAP NO. 21281, FILED IN BOOK 226, PAGES 7 AND 8, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 SOUTH 89°58'45" WEST 267.07 FEET TO A POINT OF CUSP WITH A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 84.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'40" AN ARC DISTANCE OF 24.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.50 FEET; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 16°54'40" AN ARC DISTANCE OF 29.66 FEET, THENCE NORTH 89°58'45" EAST 158.23 FEET; THENCE SOUTH 45°01'15" EAST 41.01 FEET; THENCE NORTH 89°58'45" EAST 26.03 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID EASTERLY LINE NORTH 00°01'15" WEST 37.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,095.37 SF, MORE OR LESS.

SEE ATTACHED EXHIBIT "A1"



**R. T. QUINN & ASSOCIATES**  
 CIVIL ENGINEERS LAND SURVEYORS  
 1907 Border Avenue  
 Torrance, California 90501  
 (310) 320-4126 Fax (310) 320-8128  
 E-Mail Address: rquinn1@aol.com



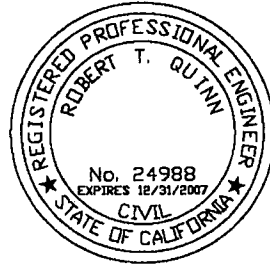
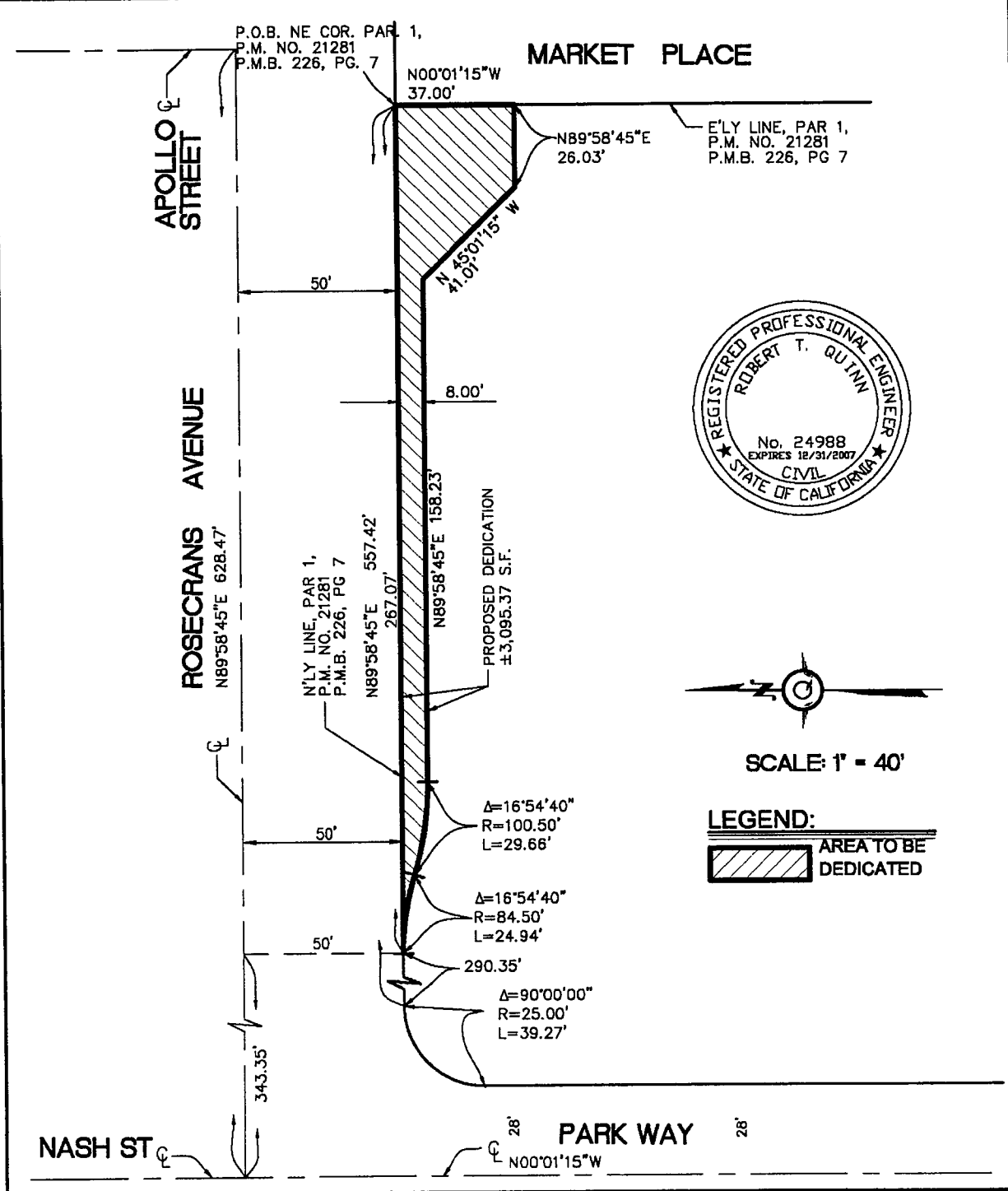
**EXHIBIT 'A'**  
**PROPOSED DEDICATION**  
**ROSECRANS AVE / MARKET PL.**  
 1500 ROSECRANS AVENUE  
 MANHATTAN BEACH, CA.

W.O. 207012 P. 1/1

DATE: 08-30-07

DESIGNED BY: SW

CHECKED BY: B.Q.



SCALE: 1" = 40'

**LEGEND:**



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

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§  
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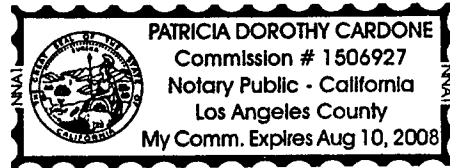
COUNTY OF LOS ANGELES

On 01/18/08, before me, ~~Ester M. Fungladda~~, *PATRICIA DOROTHY CARDONE* personally appeared Richard C. Lundquist, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(SEAL)

WITNESS my hand and official seal.

*Patricia Dorothy Cardone*  
Signature of Notary



# Real Property Dedication - 1500 Rosecrans Ave

