



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

# Staff Report

## City of Manhattan Beach

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

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Jim Arndt, Director of Public Works  
Steve Finton, City Engineer

**DATE:** September 1, 2009

**SUBJECT:** Accept Street Right of Way Dedications and Pedestrian Access Easement Dedications at 1129 Sepulveda Boulevard (Wells Fargo)

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**RECOMMENDATION:**

Staff recommends that the City Council pass a motion to adopt Resolution No. 6210 accepting real property dedications and pedestrian access easements at 1129 Sepulveda Boulevard.

**FISCAL IMPLICATION:**

There are no costs associated with the acceptance of the right-of-way and pedestrian access easement dedications.

**DISCUSSION:**

City staff requested the proposed easement dedications as a condition of the development of the property at 1129 Sepulveda Boulevard. The dedications include easements along the north side of Manhattan Beach Boulevard, along the west side of Sepulveda Boulevard, and at the property corners to accommodate street, sidewalk, and access ramp construction. In addition, easements for pedestrian access behind the driveway aprons on Manhattan Beach Boulevard, Sepulveda Boulevard, and Oak Avenue were requested by staff and are included in the proposed dedication. The property owner has agreed to dedicate the proposed easements to the City at no cost. Resolution No. 6210 therefore provides for the City to accept the property and easement dedications.

The City has been working to improve circulation at the intersection of Sepulveda Boulevard and Manhattan Beach Boulevard through the construction of dual left-turn lanes. Dual left-turn lanes exist in the southbound direction only. Dual left-turns are needed in northbound, westbound and eastbound directions as well. The proposed right-of-way dedication will provide the additional right-of-way required for the eastbound dual left-turn lanes. Additional right-of-way will be required to accommodate dual left-turn lanes in the northbound direction. Sufficient right-of-way already exists to accommodate dual left-turns in the westbound direction.

Attachments: a. Resolution No. 6210  
b. Grant Deed  
c. Location Map

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

RESOLUTION NO. 6210

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MANHATTAN BEACH, CALIFORNIA, ACCEPTING A REAL  
PROPERTY DEDICATION FOR STREET PURPOSES AT 1129  
SEPULVEDA BOULEVARD

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  
and the easement so conveyed for pedestrian access.

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

The real property and easements dedicated to the City by the owner of 1129 Sepulveda  
Boulevard and memorialized by the document which is attached hereto and incorporated herein by this  
reference and which specifically describes the real property dedicated and easement granted, 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 1st day of September, 2009.

Ayes:  
Noes:  
Absent:  
Abstain:

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

ATTEST:

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

APPROVED AS TO FORM:

By   
\_\_\_\_\_  
City Attorney



**Development Resource Consultants, Inc.**  
Civil Engineering/Land Surveying/Land Planning

160 North Riverview Drive, Ste. 100

Anaheim Hills, California 92808

Phone: 714-685-6860

Fax: 714-685-6801

**PUBLIC STREET DEDICATIONS**

**FOR**

**MANHATTAN BEACH BOULEVARD**

**AND**

**SEPULVEDA BOULEVARD**

RECORDING REQUESTED BY  
CITY OF MANHATTAN BEACH

WHEN RECORDED RETURN TO:

City Clerk  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Recording requested without fee.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## GRANT DEED

Parcel No. 4170-007-023

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ NONE

- \_\_\_\_\_ unincorporated area     County of Los Angeles  
 Computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

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


**1129 Sepulveda BMPD, LLC,**  
**a California limited liability company**

hereby GRANTS to: the City of Manhattan Beach, a Municipal Corporation for street and roadway purposes only, that certain land legally described in Exhibit "A" and shown on Exhibit "B", both of which are attached hereto and by this reference made a part hereof.

Dated: June 8, 2009

1129 Sepulveda BMPD, LLC,  
a California limited liability company

By: Profit Real Estate Company, Inc., a California corporation,  
Its Manager

By:   
Name: Michael Hieshima  
Its: President

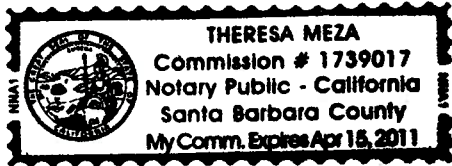
ACKNOWLEDGMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )
Santa Barbara ASS.

On June 8, 2009 before me, Theresa Meza, a notary public, personally appeared Michael Hieohima 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.



Handwritten signature of Theresa Meza above the text NOTARY PUBLIC, State of California.

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document: Grant Deed
Type:
Number of: Date of:
Pages: 3 Document:
Signer(s) Other Than Named Above:

# EXHIBIT "A"

## LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 11 THROUGH 16 IN BLOCK 59, TRACT 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 23, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 18.00 FEET OF SAID LOTS 11 THROUGH 16. EXCEPTING THEREFROM THE EASTERLY 4.00 FEET OF SAID LOT 16.

TOGETHER WITH THE FILLET AREA CREATED BY A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 19.00 FEET, SAID CURVE BEING TANGENT TO THE WESTERLY LINE OF SAID LOT 11 AND TANGENT TO A LINE PARALLEL WITH AND 18.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 11.

TOGETHER WITH THE FILLET AREA CREATED BY A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 19.00 FEET, SAID CURVE BEING TANGENT TO A LINE PARALLEL WITH AND 4.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 16 AND TANGENT TO A LINE PARALLEL WITH AND 18.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 16.

THE ABOVE LEGAL DESCRIPTION IS DELINEATED ON EXHIBIT "B" AND IS MADE A PART HEREOF FOR REFERENCE PURPOSES.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

JOHN MARTIN SMITH, LS 8070  
LICENSE EXPIRES 12/31/09  
PREPARED ON 04/02/09



SHEET 1 OF 1

EXHIBIT "A"  
MANHATTAN BEACH BOULEVARD  
RIGHT-OF-WAY DEDICATION  
CITY OF MANHATTAN BEACH, CALIFORNIA



Development Resource Consultants, Inc.  
Civil Engineering/Land Surveying/Land Planning

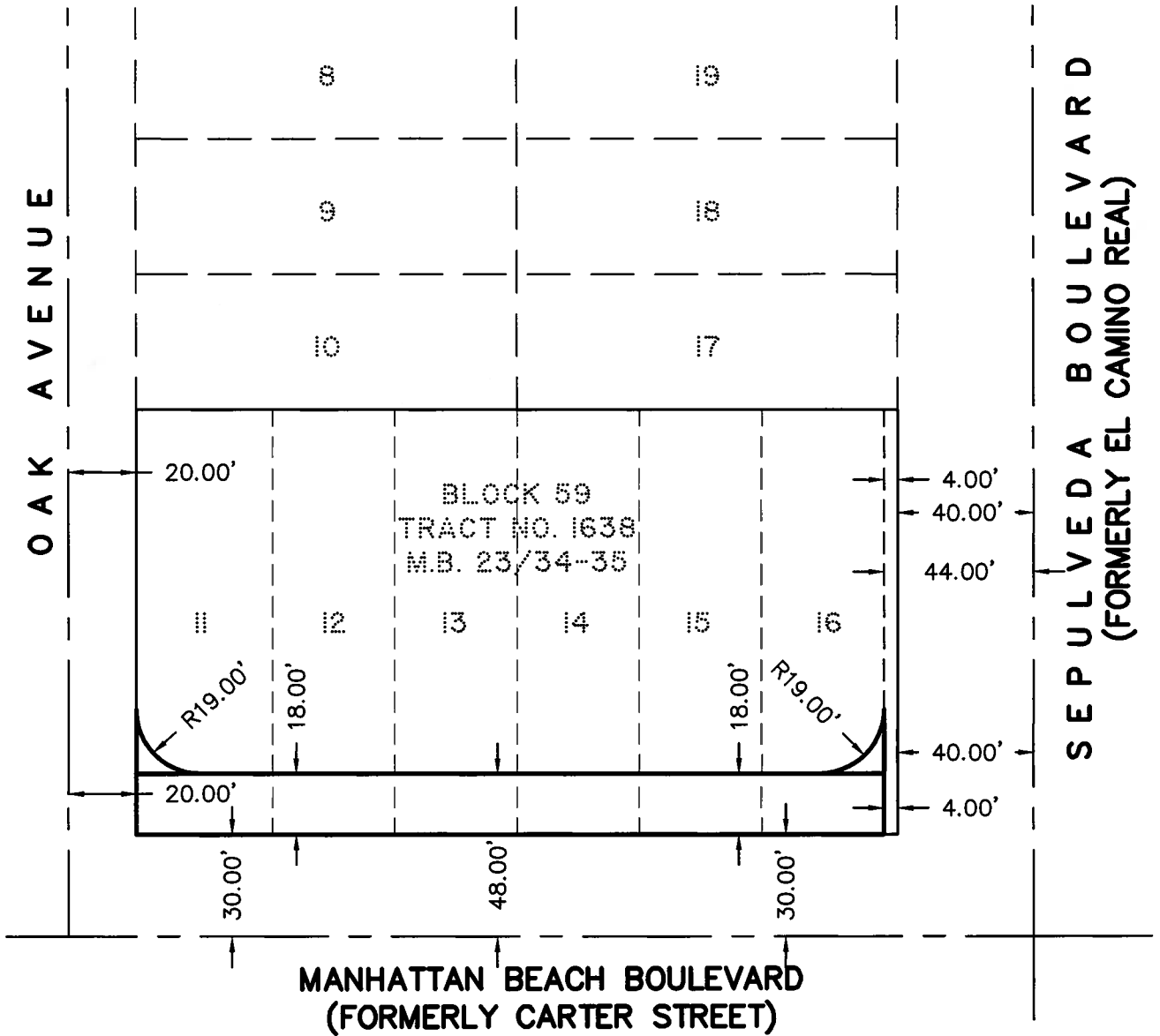
160 N. Riverview Drive,  
Suite. 100  
Anaheim, CA 92808  
(714) 685-6860

# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

## LEGEND

- PROJECT BOUNDARY
- DESCRIPTION AREA
- CENTERLINE
- ADJACENT PROPERTY
- DEDICATION BY SEPARATE INSTRUMENT
- PROJECT INTERIOR LOT LINES



SCALE: 1"=50'

SHEET 1 OF 1

EXHIBIT "B"  
MANHATTAN BEACH BOULEVARD  
RIGHT-OF-WAY DEDICATION  
CITY OF MANHATTAN BEACH, CALIFORNIA



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Civil Engineering/Land Surveying/Land Planning

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Anaheim, CA 92808  
(714) 685-6860



RECORDING REQUESTED BY  
CITY OF MANHATTAN BEACH

WHEN RECORDED RETURN TO:

City Clerk  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Recording requested without fee.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## GRANT DEED

Parcel No. 4170-007-023

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ NONE

- \_\_\_\_\_ unincorporated area     County of Los Angeles  
 Computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

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

**1129 Sepulveda BMPD, LLC,  
a California limited liability company**

hereby GRANTS to: the City of Manhattan Beach, a Municipal Corporation for street and roadway purposes only, that certain four (4) foot strip of land legally described in Exhibit "A" and shown on Exhibit "B", both of which are attached hereto and by this reference made a part hereof.

Dated: June 8, 2009

1129 Sepulveda BMPD, LLC,  
a California limited liability company

By: Profit Real Estate Company, Inc., a California corporation,  
Its Manager

By:   
Name: Michael Hieshima  
Its: President

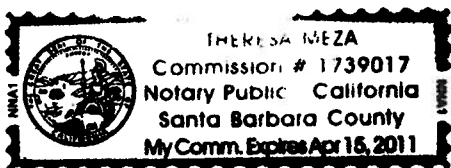
ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
Santa Barbara )  
COUNTY OF LOS ANGELES )

On June 8, 2009 before me, Theresa Meza, a notary public, personally appeared Michael Hirohima 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.



*Theresa Meza*  
NOTARY PUBLIC  
State of California

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Grant Deed  
Type: \_\_\_\_\_  
Number of \_\_\_\_\_ Date of \_\_\_\_\_  
Pages: 3 Document: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

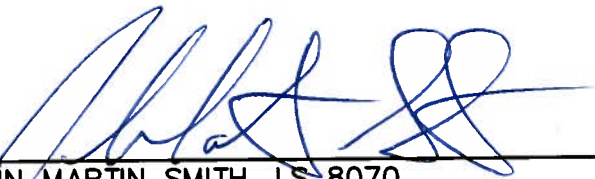
# EXHIBIT "A"

## LEGAL DESCRIPTION

THE EASTERLY 4.00 FEET OF LOT 16 IN BLOCK 59, TRACT 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 23, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE LEGAL DESCRIPTION IS DELINEATED ON EXHIBIT "B" AND IS MADE A PART HEREOF FOR REFERENCE PURPOSES.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



JOHN MARTIN SMITH, LS 8070  
LICENSE EXPIRES 12/31/09  
PREPARED ON 03/06/09



SHEET 1 OF 1

EXHIBIT "A"  
SEPULVEDA BOULEVARD  
RIGHT-OF-WAY DEDICATION  
CITY OF MANHATTAN BEACH, CALIFORNIA



Development Resource Consultants, Inc.  
Civil Engineering/Land Surveying/Land Planning




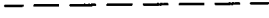
160 N. Riverview Drive,  
Suite. 100  
Anaheim, CA 92808  
(714) 685-6860

# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

17

## LEGEND

-  EXISTING LOT LINE
-  DESCRIPTION AREA
-  CENTERLINE
-  ADJACENT PROPERTY

BLOCK 59  
TRACT NO. 1638  
M.B. 23/34-35

15

16

SEPULVEDA BOULEVARD  
(FORMERLY EL CAMINO REAL)

40.00'

4.00'

44.00'

44.00'

4.00'

40.00'

MANHATTAN BEACH BOULEVARD  
(FORMERLY CARTER STREET)



SCALE: 1"=20'

SHEET 1 OF 1

EXHIBIT "B"  
SEPULVEDA BOULEVARD  
RIGHT-OF-WAY DEDICATION  
CITY OF MANHATTAN BEACH, CALIFORNIA



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Anaheim Hills, California 92808

Phone: 714-685-6860

Fax: 714-685-6801

**PEDESTRIAN EASEMENTS**

**FOR**

**MANHATTAN BEACH BOULEVARD,**

**OAK AVENUE, AND**

**SEPULVEDA BOULEVARD**

RECORDING REQUESTED BY  
CITY OF MANHATTAN BEACH

WHEN RECORDED RETURN TO:

City Clerk  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Recording requested without fee.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**GRANT DEED  
(Easement Only)**

**Parcel No. 4170-007-023**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ NONE

- \_\_\_\_\_ unincorporated area  County of Los Angeles  
 Computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

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

**1129 Sepulveda BMPD, LLC,  
a California limited liability company**

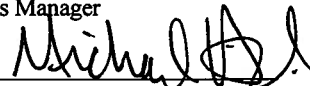
hereby GRANTS to: the City of Manhattan Beach, a Municipal Corporation,

An Easement for Pedestrian Ingress, Egress, and Access over that certain real property in the City of Manhattan Beach, County of Los Angeles, State of California, legally described in Exhibit "A" and shown on Exhibit "B", both of which are attached hereto and by this reference made a part hereof.

Dated: June 8, 2009

1129 Sepulveda BMPD, LLC,  
a California limited liability company

By: Profit Real Estate Company, Inc., a California corporation,  
Its Manager

By:   
Name: Michael Hieshima  
Its: President



# EXHIBIT "A"

## LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 13 AND 14, IN BLOCK 59 OF TRACT 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 23, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID BLOCK 59; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK, SOUTH 89°51'51" EAST, 78.32 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°08'09" EAST, 18.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 18.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, OF SAID SOUTHERLY LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°51'51" EAST, 35.39 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 28°28'29" WEST, 4.56 FEET TO A LINE PARALLEL WITH AND 22.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, OF SAID SOUTHERLY LINE; THENCE ALONG SAID PARALLEL LINE, NORTH 89°51'51" WEST, 31.03 FEET; THENCE LEAVING SAID PARALLEL LINE, SOUTH 28°44'47" WEST, 4.56 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 133 SQUARE FEET, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION IS DELINEATED ON EXHIBIT "B" AND IS MADE A PART HEREOF FOR REFERENCE PURPOSES.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



JOHN MARTIN SMITH, LS 8070  
LICENSE EXPIRES 12/31/09  
PREPARED ON 03/06/09



SHEET 1 OF 1

EXHIBIT "A"  
MANHATTAN BEACH BOULEVARD  
PEDESTRIAN EASEMENT  
CITY OF MANHATTAN BEACH, CALIFORNIA



Development Resource Consultants, Inc.  
Civil Engineering/Land Surveying/Land Planning





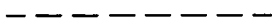
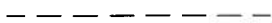
160 N. Riverview Drive,  
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(714) 685-6860



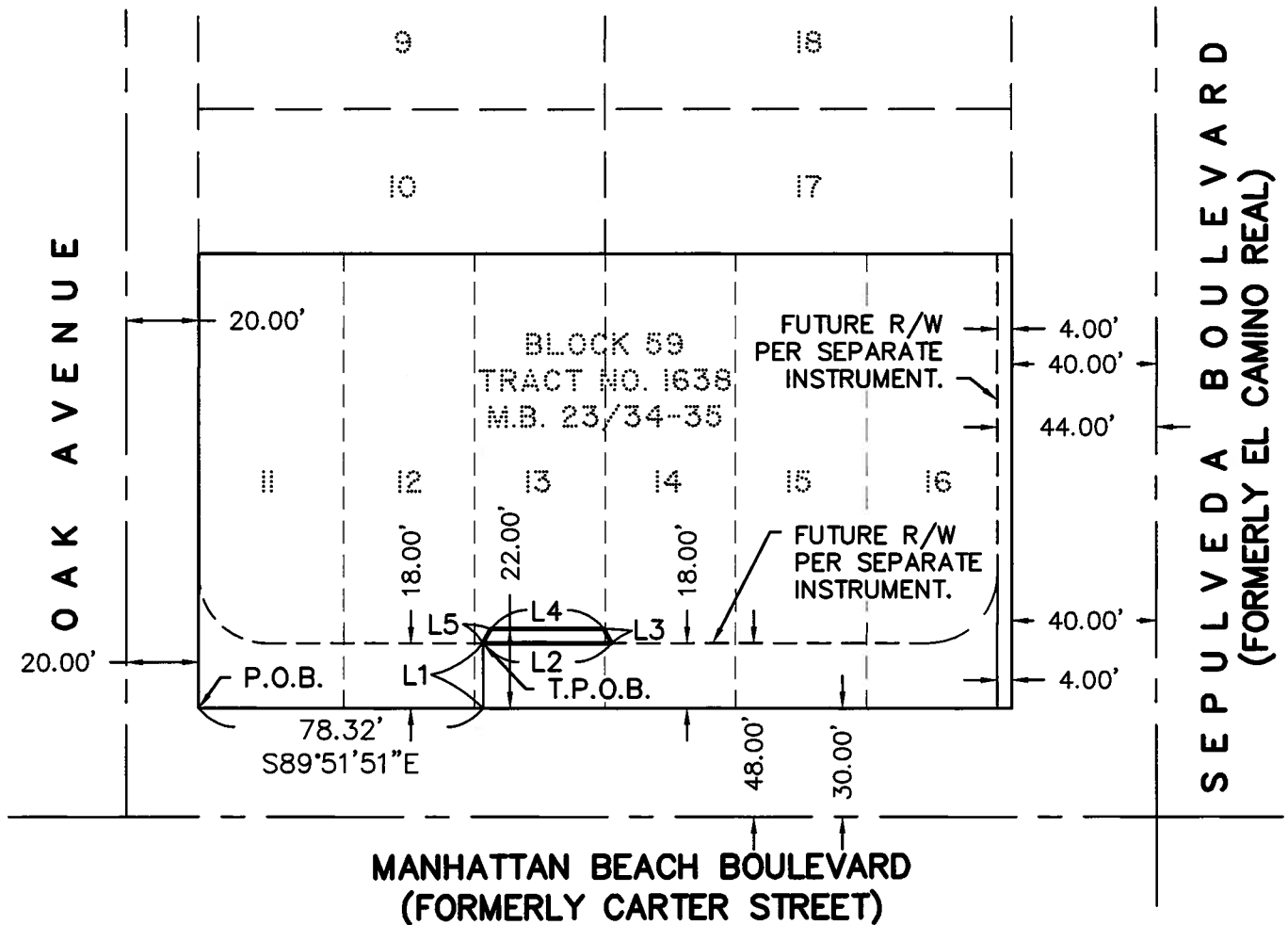
# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

## LEGEND

-  PROJECT BOUNDARY
-  DESCRIPTION AREA
-  CENTERLINE
-  ADJACENT PROPERTY
-  DEDICATION BY SEPARATE INSTRUMENT
-  PROJECT INTERIOR LOT LINES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°08'09"E	18.00'
L2	S89°51'51"E	35.39'
L3	N28°28'29"W	4.56'
L4	N89°51'51"W	31.03'
L5	S28°44'47"W	4.56'



SCALE: 1"=50'

SHEET 1 OF 1

EXHIBIT "B"  
 MANHATTAN BEACH BOULEVARD  
 PEDESTRIAN EASEMENT  
 CITY OF MANHATTAN BEACH, CALIFORNIA



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 Anaheim, CA 92808  
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RECORDING REQUESTED BY  
CITY OF MANHATTAN BEACH

WHEN RECORDED RETURN TO:

City Clerk  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Recording requested without fee.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**GRANT DEED  
(Easement Only)**

Parcel No. 4170-007-023

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ NONE

- \_\_\_\_\_ unincorporated area     County of Los Angeles  
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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

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Dated: June 8, 2009

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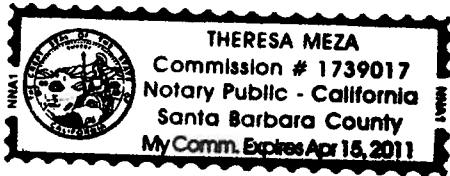
ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
Santa Barbara ) SS.  
COUNTY OF LOS ANGELES )

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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.



*Theresa Meza*  
NOTARY PUBLIC  
State of California

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document: Grant Deed (Easement Only)  
Type: \_\_\_\_\_  
Number of Pages: 3 Date of Document: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

# EXHIBIT "A"

## LEGAL DESCRIPTION

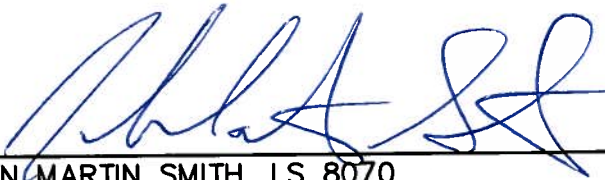
THAT PORTION OF LOT 11 IN BLOCK 59 OF TRACT 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 23, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE WESTERLY LINE OF SAID LOT, NORTH 00°02'45" EAST, 75.75 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID LINE, NORTH 00°02'45" EAST, 32.51 FEET; THENCE LEAVING SAID LINE, SOUTH 60°07'01" EAST, 3.89 FEET; THENCE SOUTH 00°00'16" WEST, 28.65 FEET; THENCE SOUTH 60°29'57" WEST, 3.90 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 103 SQUARE FEET, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION IS DELINEATED ON EXHIBIT "B" AND IS MADE A PART HEREOF FOR REFERENCE PURPOSES.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



JOHN MARTIN SMITH, LS 8070  
LICENSE EXPIRES 12/31/09  
PREPARED ON 03/06/09



SHEET 1 OF 1

EXHIBIT "A"  
OAK AVENUE  
PEDESTRIAN EASEMENT  
CITY OF MANHATTAN BEACH, CALIFORNIA



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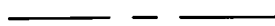
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L:\2007\07-558 Regency Manhattan Beach\Exhibits\Ped Esmts\Oak Avenue\7558ped\_esmt\_OA\_exA-B.dwg 3/6/2009 8:46:24 AM PST

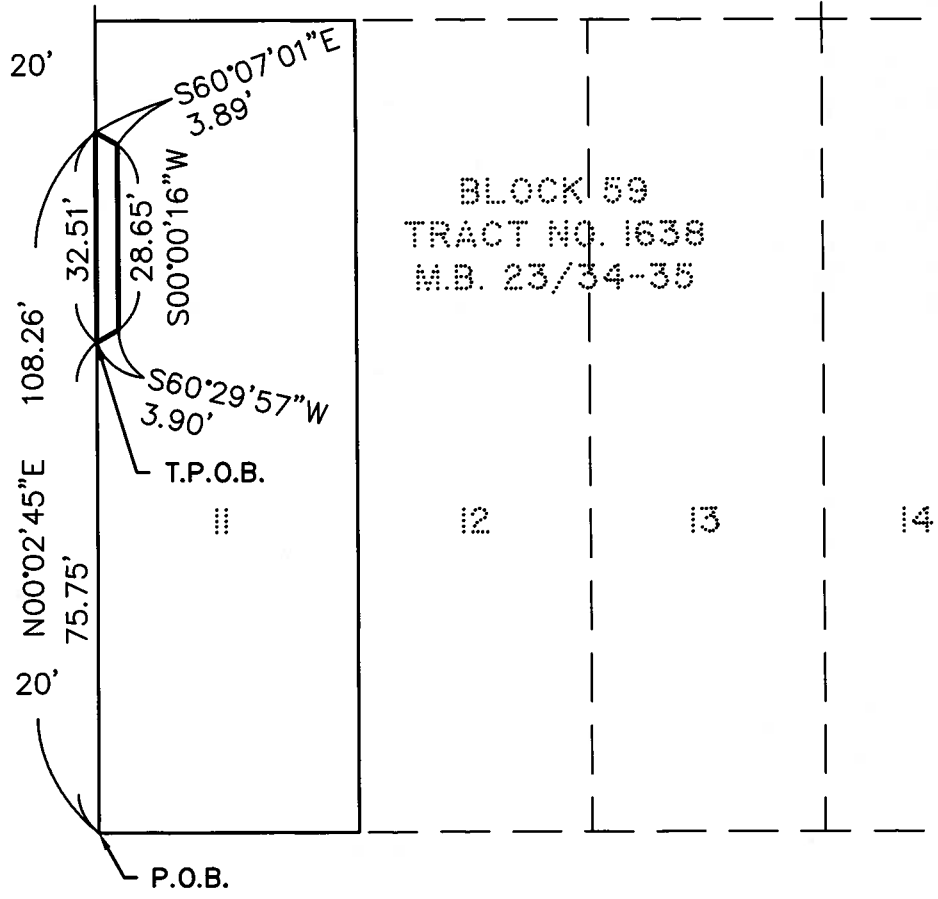
# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

## LEGEND

-  PROJECT BOUNDARY
-  DESCRIPTION AREA
-  CENTERLINE
-  ADJACENT PROPERTY

OAK AVENUE



MANHATTAN BEACH BOULEVARD  
(FORMERLY CARTER STREET)

SCALE: 1"=30'

SHEET 1 OF 1

EXHIBIT "B"  
OAK AVENUE  
PEDESTRIAN EASEMENT  
CITY OF MANHATTAN BEACH, CALIFORNIA



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Manhattan Beach, CA 90266

Recording requested without fee.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**GRANT DEED  
(Easement Only)**

Parcel No. 4170-007-023

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ NONE

- \_\_\_\_\_ unincorporated area  County of Los Angeles  
 Computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

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

**1129 Sepulveda BMPD, LLC,**  
a California limited liability company


hereby GRANTS to: the City of Manhattan Beach, a Municipal Corporation,

An Easement for Pedestrian Ingress, Egress, and Access over that certain real property in the City of Manhattan Beach, County of Los Angeles, State of California, legally described in Exhibit "A" and shown on Exhibit "B", both of which are attached hereto and by this reference made a part hereof.

Dated: June 8, 2009

1129 Sepulveda BMPD, LLC,  
a California limited liability company

By: Profit Real Estate Company, Inc., a California corporation,  
Its Manager

By:   
Name: Michael Hieshima  
Its: President

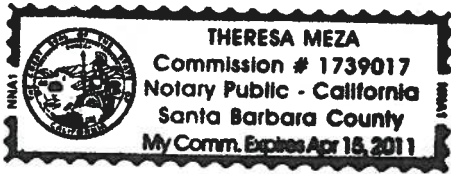
ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
Santa Barbara ) SS.  
COUNTY OF LOS ANGELES )

On June 8, 2009 before me, Theresa Meza, a notary public, personally appeared Michael Hueshima 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]  
NOTARY PUBLIC  
State of California

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Grant Deed (Easement Only)  
Type: \_\_\_\_\_  
Number of \_\_\_\_\_ Date of \_\_\_\_\_  
Pages: 3 Document: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

# EXHIBIT "A"

## LEGAL DESCRIPTION

THAT PORTION OF LOT 16 IN BLOCK 59 OF TRACT 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 23, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTH LINE OF SAID LOT, NORTH 89°56'07" WEST, 4.00 FEET TO A LINE PARALLEL WITH AND 4.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, OF THE EASTERLY LINE OF SAID LOT; THENCE ALONG SAID PARALLEL LINE, SOUTH 00°03'53" WEST, 14.67 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 00°03'53" WEST, 39.16 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 24°49'04" WEST, 9.91 FEET; THENCE NORTH 00°01'32" EAST, 23.42 FEET; THENCE NORTH 31°50'16" EAST, 7.95 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 131 SQUARE FEET, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION IS DELINEATED ON EXHIBIT "B" AND IS MADE A PART HEREOF FOR REFERENCE PURPOSES.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



JOHN MARTIN SMITH, LS 8070  
LICENSE EXPIRES 12/31/09  
PREPARED ON 03/06/09



SHEET 1 OF 1

EXHIBIT "A"  
SEPULVEDA BOULEVARD  
PEDESTRIAN EASEMENT  
CITY OF MANHATTAN BEACH, CALIFORNIA



Development Resource Consultants, Inc.  
Civil Engineering/Land Surveying/Land Planning






160 N. Riverview Drive,  
Suite. 100  
Anaheim, CA 92808  
(714) 685-6860

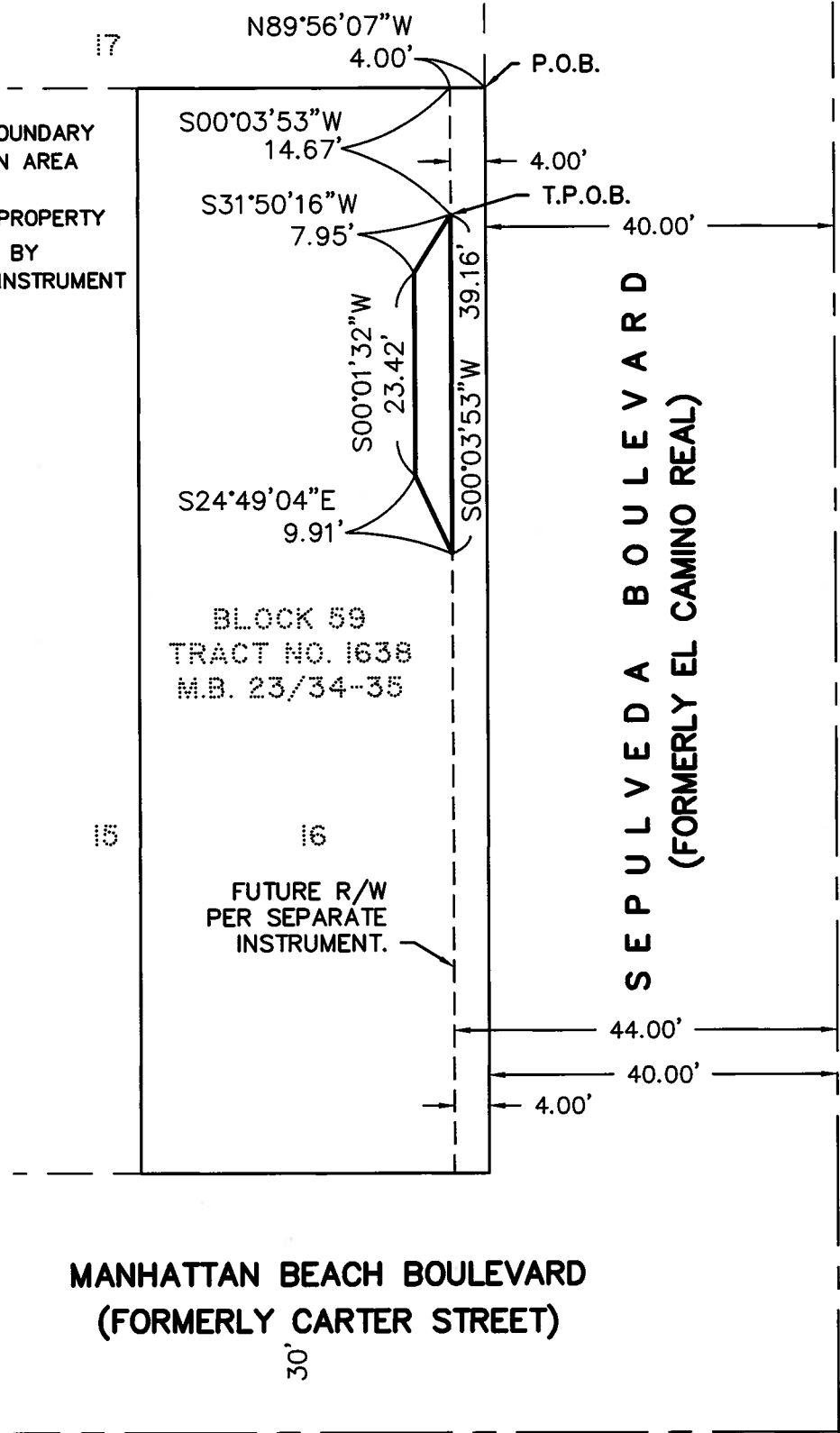


# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

## LEGEND

-  PROJECT BOUNDARY
-  DESCRIPTION AREA
-  CENTERLINE
-  ADJACENT PROPERTY
-  DEDICATION BY SEPARATE INSTRUMENT



SCALE: 1"=20'

SHEET 1 OF 1

EXHIBIT "B"  
 SEPULVEDA BOULEVARD  
 PEDESTRIAN EASEMENT  
 CITY OF MANHATTAN BEACH, CALIFORNIA



Development Resource Consultants, Inc.  
 Civil Engineering/Land Surveying/Land Planning

160 N. Riverview Drive,  
 Suite. 100  
 Anaheim, CA 92808  
 (714) 685-6860

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# 1129 Sepulveda Boulevard



**Legend**

- Addresses
- Parcels
- 2008 4in color Basemap
- BEACH
- BLOCK
- DEADEND
- PARK
- PIER
- PRIVATE STREET
- SCHOOL STREET
- WALK STREET

0 120 240 360 ft.



Scale: 1:1,239

This map is a user-generated static output from the "MB GIS Info" Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.