

OFFICIAL BUSINESS

Document entitled to free  
Recording per Government Code  
Sections 6103 and 27383

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF CULVER CITY

Attn: City Clerk  
9770 Culver Boulevard  
Culver City, California 90232-0507

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SPACE ABOVE THIS LINE FOR RECORDING USE

Property: 12601 Washington Boulevard, Culver City, CA  
Assessor's Parcel Number(s): 4231-019-901

**Mail Tax Statements To:**

CITY OF CULVER CITY  
Attn: City Clerk  
9770 Culver Boulevard  
Culver City, California 90232-0507

**DOCUMENTARY TRANSFER TAX: \$ 0**

Computed on the consideration or value of  
property conveyed; OR

Computed on the consideration or value less liens  
or encumbrances remaining at time of sale.

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Signature of Declarant or Agent  
determining tax

Note: DOCUMENTARY TAX IS \$0 AS PROPERTY IS BEING CONVEYED TO THE CITY OF CULVER CITY FOR NO  
CONSIDERATION

GRANT DEED

(12601 Washington Boulevard)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the  
SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, which  
acquired title as Successor Agency to the Redevelopment Agency of the City of Culver City, a  
public entity existing under the laws of the State of California and successor-in-interest to the  
former Culver City Redevelopment Agency, herein called "**Grantor**", acting to carry out the  
Long Range Property Management Plan ("**LRPMP**") approved by the California Department of  
Finance (the "**DOF**") on March 18, 2014 as amended by the Amendment to the Long Range  
Property Management Plan (collectively, the "**Amended LRPMP**") approved by the DOF on

July 27, 2016 in accordance with Chapter 9 (commencing with Section 34191.1) of Part 1.85 of Division 24 of the California Health and Safety Code, and to fulfill public purposes, hereby grants to the CITY OF CULVER CITY, a California municipal corporation, herein called “**Grantee**”, the real property described in Exhibit “A” attached hereto (“**Property**”) and incorporated herein by this reference, in accordance with and subject to the covenants, conditions and restrictions set forth in this Grant Deed.

Whenever the term “Grantee” is used in this Grant Deed, such term shall include any and all successors and assigns of Grantee in and to the Property, or any interest therein or any portion thereof.

**1. Conveyance in Accordance With the Amended LRPMP.** The Property is conveyed in accordance with the Amended LRPMP.

**2. Nondiscrimination.** The Grantee herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the Grantee itself or any person claiming under or through the Grantee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.

The Grantee shall refrain from restricting the rental, sale or lease of the Property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

**(a) In deeds:** “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.”

**(b) In leases:** “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

“That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the leasing, subleasing, transferring, use, occupancy, tenure, or

enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

(c) **In contracts:** “There shall be no discrimination against or segregation of, any person, or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the premises.”

**3. Violations Do Not Impair Liens.** No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage or deed of trust or security interest made in good faith and for value as to the Property, whether or not said mortgage or deed of trust is subordinated to this Grant Deed; provided, however, that any subsequent owner of the Property, or any interest therein or any portion thereof, shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such owner’s title was acquired by foreclosure, deed in lieu of foreclosure, trustee’s sale or otherwise.

**4. Covenants Run With Land.** All covenants contained in this Grant Deed shall be covenants running with the land. All of the Grantee’s obligations and covenants hereunder shall remain in effect in perpetuity.

**5. Covenants For Benefit of Grantor.** All covenants without regard to technical classification or designation, legal or otherwise, shall be, to the fullest extent permitted by law and equity, binding for the benefit of the Grantor and its successors and assigns, and such covenants shall run in favor of, and be enforceable by, the Grantor and its successors and assigns, against Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of the Property or portion thereof, for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. The Grantor and its successors and assigns, in the event of any breach of any such covenants, shall have the right to exercise all the rights and remedies and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach.

**6. Revisions to Grant Deed.** Both the Grantor, its successors and assigns, and the Grantee and Grantee’s successors and assigns in and to all or any part of the fee title to the Property shall have the right with the mutual consent of the Grantee and Grantor to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, or restrictions contained in this Grant Deed without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust or any other person or entity having any

interest less than a fee in the Property. The covenants contained in this Grant Deed, without regard to technical classification, shall not benefit or be enforceable by any owner of any other real property within or outside the Redevelopment Project Area, or any person or entity having any interest in any other such realty. No amendment to the Redevelopment Plan shall require the consent of the Grantee.

**7. No Merger.** None of the terms, covenants, agreements or conditions heretofore agreed upon in writing in other instruments between the parties to this Grant Deed with respect to obligations to be performed, kept or observed by Grantee or Grantor in respect to Property or any part thereof after the conveyance of said Property shall be deemed to be merged with this Grant Deed.

**8. Administration.** Whenever a reference is made in this Grant Deed to an action, finding, determination or approval to be undertaken by the Grantor, the Executive Director of the Grantor is authorized to act on behalf of the Successor Agency unless specifically provided otherwise or the context should require otherwise. Notwithstanding the foregoing, the Executive Director of the Grantor may in his or her sole and absolute discretion refer any matter to the Successor Agency Board of Directors for action, direction or approval.

*[Signatures On Next Page]*

**IN WITNESS WHEREOF**, Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized this \_\_\_\_ day of \_\_\_\_\_, 2016.

**“GRANTOR”**

SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY,  
a public entity existing under the laws of the State of California and successor-in-interest to the former Culver City Redevelopment Agency

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
John M. Nachbar  
Executive Director

APPROVED AS TO CONTENT:

By: \_\_\_\_\_  
Sol Blumenfeld  
Community Development Director

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Carol Schwab  
General Counsel

By: \_\_\_\_\_  
KANE, BALLMER & BERKMAN  
Successor Agency Special Counsel

*[Signatures Continue On Next Page]*

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 2016, from the SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY to the CITY OF CULVER CITY is hereby accepted by the undersigned officer on behalf of the City Council of the City of Culver City pursuant to authority conferred by the City Council through Resolution No. 2016-R\_\_\_ adopted on October 24, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

CITY OF CULVER CITY,  
a California municipal corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
John M. Nachbar  
City Manager

APPROVED AS TO CONTENT:

By: \_\_\_\_\_  
Sol Blumenfeld  
Community Development Director

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Carol Schwab  
City Attorney

By: \_\_\_\_\_  
KANE, BALLMER & BERKMAN  
City Special Counsel

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 \_\_\_\_\_, \_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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)

-----OPTIONAL-----

**Description of Attached Document**

Title or Type of Documents: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed By Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

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STATE OF CALIFORNIA )  
 )  
COUNTY OF LOS ANGELES )

On \_\_\_\_\_, \_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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.

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Signature \_\_\_\_\_ (Seal)

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Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION

(12601 Washington Boulevard)

**LEGAL DESCRIPTION**

The land referred to hereinbelow is situated in the City of Culver City, County of Los Angeles, State of California, and is described as follows:

**Washington Parking Lot 12601 Washington Boulevard.**

Assessor Parcel No.: 4231-019-901

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

LOTS 4 AND 5 OF TRACT NO. 9060, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 123, PAGES 48 AND 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

APN: 4231-019-901.

End of Legal Description.

OFFICIAL BUSINESS

Document entitled to free  
Recording per Government Code  
Sections 6103 and 27383

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF CULVER CITY

Attn: City Clerk  
9770 Culver Boulevard  
Culver City, California 90232-0507

---

SPACE ABOVE THIS LINE FOR RECORDING USE

Property: 3713 Robertson Boulevard and 3715 Robertson Boulevard, Culver City, CA  
Assessor's Parcel Number(s): 4206-033-917 and 4206-033-936

**Mail Tax Statements To:**

CITY OF CULVER CITY

Attn: City Clerk  
9770 Culver Boulevard  
Culver City, California 90232-0507

**DOCUMENTARY TRANSFER TAX: \$ 0**

Computed on the consideration or value of  
property conveyed; OR

Computed on the consideration or value less liens  
or encumbrances remaining at time of sale.

---

Signature of Declarant or Agent  
determining tax

Note: DOCUMENTARY TAX IS \$0 AS PROPERTY IS BEING CONVEYED TO THE CITY OF CULVER CITY FOR NO  
CONSIDERATION

**GRANT DEED**

(3713 Robertson Boulevard and 3715 Robertson Boulevard)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the  
SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, which  
acquired title as Successor Agency to the Redevelopment Agency of the City of Culver City, a  
public entity existing under the laws of the State of California and successor-in-interest to the  
former Culver City Redevelopment Agency, herein called "**Grantor**", acting to carry out the  
Long Range Property Management Plan ("**LRPMP**") approved by the California Department of  
Finance (the "**DOF**") on March 18, 2014 as amended by the Amendment to the Long Range  
Property Management Plan (collectively, the "**Amended LRPMP**") approved by the DOF on

July 27, 2016 in accordance with Chapter 9 (commencing with Section 34191.1) of Part 1.85 of Division 24 of the California Health and Safety Code, and to fulfill public purposes, hereby grants to the CITY OF CULVER CITY, a California municipal corporation, herein called “**Grantee**”, the real property described in Exhibit “A” attached hereto (“**Property**”) and incorporated herein by this reference, in accordance with and subject to the covenants, conditions and restrictions set forth in this Grant Deed.

Whenever the term “Grantee” is used in this Grant Deed, such term shall include any and all successors and assigns of Grantee in and to the Property, or any interest therein or any portion thereof.

**1. Conveyance in Accordance With the Amended LRPMP.** The Property is conveyed in accordance with the Amended LRPMP.

**2. Nondiscrimination.** The Grantee herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the Grantee itself or any person claiming under or through the Grantee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.

The Grantee shall refrain from restricting the rental, sale or lease of the Property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

**(a) In deeds:** “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.”

**(b) In leases:** “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

“That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the

leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

(c) **In contracts:** “There shall be no discrimination against or segregation of, any person, or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the premises.”

**3. Violations Do Not Impair Liens.** No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage or deed of trust or security interest made in good faith and for value as to the Property, whether or not said mortgage or deed of trust is subordinated to this Grant Deed; provided, however, that any subsequent owner of the Property, or any interest therein or any portion thereof, shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such owner’s title was acquired by foreclosure, deed in lieu of foreclosure, trustee’s sale or otherwise.

**4. Covenants Run With Land.** All covenants contained in this Grant Deed shall be covenants running with the land. All of the Grantee’s obligations and covenants hereunder shall remain in effect in perpetuity.

**5. Covenants For Benefit of Grantor.** All covenants without regard to technical classification or designation, legal or otherwise, shall be, to the fullest extent permitted by law and equity, binding for the benefit of the Grantor and its successors and assigns, and such covenants shall run in favor of, and be enforceable by, the Grantor and its successors and assigns, against Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of the Property or portion thereof, for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. The Grantor and its successors and assigns, in the event of any breach of any such covenants, shall have the right to exercise all the rights and remedies and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach.

**6. Revisions to Grant Deed.** Both the Grantor, its successors and assigns, and the Grantee and Grantee’s successors and assigns in and to all or any part of the fee title to the Property shall have the right with the mutual consent of the Grantee and Grantor to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, or restrictions

contained in this Grant Deed without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust or any other person or entity having any interest less than a fee in the Property. The covenants contained in this Grant Deed, without regard to technical classification, shall not benefit or be enforceable by any owner of any other real property within or outside the Redevelopment Project Area, or any person or entity having any interest in any other such realty. No amendment to the Redevelopment Plan shall require the consent of the Grantee.

**7. No Merger.** None of the terms, covenants, agreements or conditions heretofore agreed upon in writing in other instruments between the parties to this Grant Deed with respect to obligations to be performed, kept or observed by Grantee or Grantor in respect to Property or any part thereof after the conveyance of said Property shall be deemed to be merged with this Grant Deed.

**8. Administration.** Whenever a reference is made in this Grant Deed to an action, finding, determination or approval to be undertaken by the Grantor, the Executive Director of the Grantor is authorized to act on behalf of the Successor Agency unless specifically provided otherwise or the context should require otherwise. Notwithstanding the foregoing, the Executive Director of the Grantor may in his or her sole and absolute discretion refer any matter to the Successor Agency Board of Directors for action, direction or approval.

*[Signatures On Next Page]*

**IN WITNESS WHEREOF**, Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized this \_\_\_\_ day of \_\_\_\_\_, 2016.

**“GRANTOR”**

SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY,  
a public entity existing under the laws of the State of California and successor-in-interest to the former Culver City Redevelopment Agency

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
John M. Nachbar  
Executive Director

APPROVED AS TO CONTENT:

By: \_\_\_\_\_  
Sol Blumenfeld  
Community Development Director

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Carol Schwab  
General Counsel

By: \_\_\_\_\_  
KANE, BALLMER & BERKMAN  
Successor Agency Special Counsel

*[Signatures Continue On Next Page]*

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 2016, from the SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY to the CITY OF CULVER CITY is hereby accepted by the undersigned officer on behalf of the City Council of the City of Culver City pursuant to authority conferred by the City Council through Resolution No. 2016-R\_\_\_ adopted on October 24, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

CITY OF CULVER CITY,  
a California municipal corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
John M. Nachbar  
City Manager

APPROVED AS TO CONTENT:

By: \_\_\_\_\_  
Sol Blumenfeld  
Community Development Director

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Carol Schwab  
City Attorney

By: \_\_\_\_\_  
KANE, BALLMER & BERKMAN  
City Special Counsel

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 \_\_\_\_\_, \_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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)

-----OPTIONAL-----

**Description of Attached Document**

Title or Type of Documents: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed By Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner -  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner -  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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 \_\_\_\_\_, \_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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)

-----OPTIONAL-----

**Description of Attached Document**

Title or Type of Documents: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed By Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION

(3713 Robertson Boulevard and 3715 Robertson Boulevard)

**LEGAL DESCRIPTION**

The land referred to hereinbelow is situated in the City of Culver City, County of Los Angeles, State of California, and is described as follows:

**Robertson Parking Lot #1 3713 Robertson Boulevard and 3715 Robertson Boulevard.**

Assessor Parcel No.: 4206-033-917;  
4206-033-936

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

PARCEL 1:

LOTS 47 TO 50, INCLUSIVE OF TRACT 3072, IN THE CITY OF LOS ANGELES AND CITY OF CULVER CITY AS PER MAP RECORDED IN BOOK 42 PAGE 25 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THAT PORTION OF LOT 47, INCLUDED WITHIN A STRIP OF LAND 33.53 FEET WIDE. LYING 15 FEET NORTHERLY AND NORTHWESTERLY AND 18.53 FEET SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF VENICE BOULEVARD, 50 FEET WIDE, AS SAID STREET IS SHOWN ON THE MAP OF TRACT 7430, AS PER MAP RECORDED IN BOOK 89 PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 25 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF ROBERTSON BOULEVARD, 50 FEET WIDE, FORMERLY EASTHAM STREET, AS SAID STREET IS SHOWN ON THE MAP OF SAID TRACT 3872, THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE 253.41 FEET; THENCE WESTERLY ALONG A LINE EXTENDING AT RIGHT

ANGLES FROM SAID LAST MENTIONED PARALLEL LINE 30 FEET TO A POINT, SAID POINT TO BE THE TRUE POINT OF BEGINNING FOR PURPOSES OF THIS DESCRIPTION; THENCE CONTINUING WESTERLY ALONG SAID LINE 87.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25 FEET AND BEING TANGENT AT ITS POINT OF ENDING TO A LINE PARALLEL WITH SAID DISTANT 5 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINES OF LOTS 19 TO 31 INCLUSIVE OF SAID TRACT 7430; THENCE WESTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID LAST MENTIONED PARALLEL LINE.

ALSO, EXCEPT THEREFROM THOSE PORTIONS OF LOTS 47 TO 50, INCLUSIVE OF SAID TRACT 3872. INCLUDED WITHIN THE PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID STRIP OF LAND 33 53 FEET WIDE WITH A LINE PARALLEL WITH AND DISTANT 5 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 45; THENCE NORTHERLY ALONG SAID PARALLEL LINE 79.01 FEET; THENCE ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 170 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 52 SAID POINT BEING DISTANT 34.23 FEET WESTERLY MEASURED ALONG SAID NORTHERLY LINE FROM THE EASTERLY LINE OF SAID LOT 52; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS TO THE SOUTHERLY LINE OF SAID STRIP OF LAND 33.53 FEET WIDE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO, EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS 47 TO 50, INCLUSIVE OF SAID TRACT 3872 LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 10 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF LOT 30, SAID TRACT 7430, WITH THE EASTERLY LINE OF LOT 51 OF SAID TRACT 3872; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY PROLONGATION, AND ALONG SAID PARALLEL LINE AND ITS SOUTHWESTERLY PROLONGATION TO THE SOUTHWESTERLY LINE OF SAID LOT 30

ALSO, EXCEPT, ALL OIL, GAS, WATER AND MINERAL RIGHTS WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF FOR THE EXTRACTION OF SUCH OIL, GAS, WATER OR MINERALS, BY QUITCLAIM DEED RECORDED DECEMBER 7, 1981 AS INSTRUMENT NO 81-1200982.

ALSO EXCEPT THEREFROM, ALL OIL OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, RECORDED NOVEMBER 1, 1972 AS DOCUMENT NOS. 294, 295 AND 296.

PARCEL 2

THE SOUTHERLY 10 FEET OF LOT 46 OF TRACT 3872, IN THE CITY OF CULVER CITY AND IN THE CITY OF LOS ANGELES, AS PER THE MAP RECORDED IN BOOK 42 PAGE 25 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THAT PORTION WHICH LIES EASTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTHERLY 10 FEET DISTANT THEREON NORTH 83° 01' 00" WEST 77.33 FEET FROM THE EASTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25 FEET, THROUGH A CENTRAL ANGLE OF 90° 02' 18", AN ARC DISTANCE OF 39.29 FEET TO ITS POINT OF TANGENCY IN THE WESTERLY LINE OF LOT 45 OF SAID TRACT

EXCEPT THEREFROM ALL OIL, GAS, WATER AND MINERAL RIGHTS NOW VESTED IN THE CITY OF LOS ANGELES 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 BY GRANT DEED RECORDED JANUARY 6, 1986 AS INSTRUMENT NO 86-8985

ALSO EXCEPT THEREFROM, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF

LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, RECORDED NOVEMBER 1, 1972 AS DOCUMENT NOS 294, 295 AND 296.

APN(S): 4206-033-917 AND 4206-033-936.

End of Legal Description.

OFFICIAL BUSINESS

Document entitled to free  
Recording per Government Code  
Sections 6103 and 27383

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF CULVER CITY

Attn: City Clerk  
9770 Culver Boulevard  
Culver City, California 90232-0507

---

SPACE ABOVE THIS LINE FOR RECORDING USE

Property: 3727 Robertson Boulevard, Culver City, CA  
Assessor's Parcel Number(s): 4206-033-925

**Mail Tax Statements To:**

CITY OF CULVER CITY  
Attn: City Clerk  
9770 Culver Boulevard  
Culver City, California 90232-0507

**DOCUMENTARY TRANSFER TAX: \$ 0**

Computed on the consideration or value of  
property conveyed; OR

Computed on the consideration or value less liens  
or encumbrances remaining at time of sale.

---

Signature of Declarant or Agent  
determining tax

Note: DOCUMENTARY TAX IS \$0 AS PROPERTY IS BEING CONVEYED TO THE CITY OF CULVER CITY FOR NO  
CONSIDERATION

**GRANT DEED**

(3727 Robertson Boulevard)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the  
SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, which  
acquired title as Successor Agency to the Redevelopment Agency of the City of Culver City, a  
public entity existing under the laws of the State of California and successor-in-interest to the  
former Culver City Redevelopment Agency, herein called "**Grantor**", acting to carry out the  
Long Range Property Management Plan ("**LRPMP**") approved by the California Department of  
Finance (the "**DOF**") on March 18, 2014 as amended by the Amendment to the Long Range  
Property Management Plan (collectively, the "**Amended LRPMP**") approved by the DOF on  
July 27, 2016 in accordance with Chapter 9 (commencing with Section 34191.1) of Part 1.85 of

Division 24 of the California Health and Safety Code, and to fulfill public purposes, hereby grants to the CITY OF CULVER CITY, a California municipal corporation, herein called “**Grantee**”, the real property described in Exhibit “A” attached hereto (“**Property**”) and incorporated herein by this reference, in accordance with and subject to the covenants, conditions and restrictions set forth in this Grant Deed.

Whenever the term “Grantee” is used in this Grant Deed, such term shall include any and all successors and assigns of Grantee in and to the Property, or any interest therein or any portion thereof.

**1. Conveyance in Accordance With the Amended LRPMP.** The Property is conveyed in accordance with the Amended LRPMP.

**2. Nondiscrimination.** The Grantee herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the Grantee itself or any person claiming under or through the Grantee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.

The Grantee shall refrain from restricting the rental, sale or lease of the Property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

**(a) In deeds:** “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.”

**(b) In leases:** “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

“That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee

himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

(c) **In contracts:** “There shall be no discrimination against or segregation of, any person, or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the premises.”

**3. Violations Do Not Impair Liens.** No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage or deed of trust or security interest made in good faith and for value as to the Property, whether or not said mortgage or deed of trust is subordinated to this Grant Deed; provided, however, that any subsequent owner of the Property, or any interest therein or any portion thereof, shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such owner’s title was acquired by foreclosure, deed in lieu of foreclosure, trustee’s sale or otherwise.

**4. Covenants Run With Land.** All covenants contained in this Grant Deed shall be covenants running with the land. All of the Grantee’s obligations and covenants hereunder shall remain in effect in perpetuity.

**5. Covenants For Benefit of Grantor.** All covenants without regard to technical classification or designation, legal or otherwise, shall be, to the fullest extent permitted by law and equity, binding for the benefit of the Grantor and its successors and assigns, and such covenants shall run in favor of, and be enforceable by, the Grantor and its successors and assigns, against Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of the Property or portion thereof, for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. The Grantor and its successors and assigns, in the event of any breach of any such covenants, shall have the right to exercise all the rights and remedies and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach.

**6. Revisions to Grant Deed.** Both the Grantor, its successors and assigns, and the Grantee and Grantee’s successors and assigns in and to all or any part of the fee title to the Property shall have the right with the mutual consent of the Grantee and Grantor to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, or restrictions contained in this Grant Deed without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust or any other person or entity having any interest less than a fee in the Property. The covenants contained in this Grant Deed, without

regard to technical classification, shall not benefit or be enforceable by any owner of any other real property within or outside the Redevelopment Project Area, or any person or entity having any interest in any other such realty. No amendment to the Redevelopment Plan shall require the consent of the Grantee.

**7. No Merger.** None of the terms, covenants, agreements or conditions heretofore agreed upon in writing in other instruments between the parties to this Grant Deed with respect to obligations to be performed, kept or observed by Grantee or Grantor in respect to Property or any part thereof after the conveyance of said Property shall be deemed to be merged with this Grant Deed.

**8. Administration.** Whenever a reference is made in this Grant Deed to an action, finding, determination or approval to be undertaken by the Grantor, the Executive Director of the Grantor is authorized to act on behalf of the Successor Agency unless specifically provided otherwise or the context should require otherwise. Notwithstanding the foregoing, the Executive Director of the Grantor may in his or her sole and absolute discretion refer any matter to the Successor Agency Board of Directors for action, direction or approval.

*[Signatures On Next Page]*

**IN WITNESS WHEREOF**, Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized this \_\_\_\_ day of \_\_\_\_\_, 2016.

**“GRANTOR”**

SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY,  
a public entity existing under the laws of the State of California and successor-in-interest to the former Culver City Redevelopment Agency

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
John M. Nachbar  
Executive Director

APPROVED AS TO CONTENT:

By: \_\_\_\_\_  
Sol Blumenfeld  
Community Development Director

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Carol Schwab  
General Counsel

By: \_\_\_\_\_  
KANE, BALLMER & BERKMAN  
Successor Agency Special Counsel

*[Signatures Continue On Next Page]*

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 2016, from the SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY to the CITY OF CULVER CITY is hereby accepted by the undersigned officer on behalf of the City Council of the City of Culver City pursuant to authority conferred by the City Council through Resolution No. 2016-R\_\_\_ adopted on October 24, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

CITY OF CULVER CITY,  
a California municipal corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
John M. Nachbar  
City Manager

APPROVED AS TO CONTENT:

By: \_\_\_\_\_  
Sol Blumenfeld  
Community Development Director

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Carol Schwab  
City Attorney

By: \_\_\_\_\_  
KANE, BALLMER & BERKMAN  
City Special Counsel

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 \_\_\_\_\_, \_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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)

-----OPTIONAL-----

**Description of Attached Document**

Title or Type of Documents: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed By Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_, \_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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)

-----OPTIONAL-----

**Description of Attached Document**

Title or Type of Documents: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed By Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner -  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner -  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION

(3727 Robertson Boulevard)

**LEGAL DESCRIPTION**

The land referred to hereinbelow is situated in the City of Culver City, County of Los Angeles, State of California, and is described as follows:

**Robertson Parking Lot #2 3727 Robertson Boulevard.**

Assessor Parcel No.: 4206-033-925

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

PARCEL 1:

THE MOST SOUTHERLY 10.00 FEET OF LOT 44 OF TRACT 3872, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 42 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBONS LOCATED BELOW A DEPTH OF 500 FEET, WITHOUT RIGHT OF SURFACE ENTRY, WHICH WERE EXCEPTED BY PRIOR OWNERS.

PARCEL 2:

THAT PORTION OF ROBERTSON BOULEVARD ADJOINING SAID LAND ON THE EAST, AND THAT PORTION OF THE 15 FOOT ALLEY ADJOINING SAID LAND ON THE WEST THAT WOULD PASS BY A LEGAL CONVEYANCE OF SAID LAND.

APN: 4206-033-925.

End of Legal Description.

OFFICIAL BUSINESS  
Document entitled to free  
Recording per Government Code  
Sections 6103 and 27383

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF CULVER CITY  
Attn: City Clerk  
9770 Culver Boulevard  
Culver City, California 90232-0507

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SPACE ABOVE THIS LINE FOR RECORDING USE

Property: 10401 Virginia Avenue, Culver City, CA;  
10555 Virginia Avenue, Culver City, CA;  
10601 Virginia Avenue, Culver City, CA  
Assessor's Parcel Number(s): 4209-027-905; 4209-029-900; 4209-029-923; 4209-029-924;  
4209-029-925

**Mail Tax Statements To:**

CITY OF CULVER CITY  
Attn: City Clerk  
9770 Culver Boulevard  
Culver City, California 90232-0507

**DOCUMENTARY TRANSFER TAX: \$ 0**

Computed on the consideration or value of  
property conveyed; OR

Computed on the consideration or value less liens  
or encumbrances remaining at time of sale.

---

Signature of Declarant or Agent  
determining tax

Note: DOCUMENTARY TAX IS \$0 AS PROPERTY IS BEING CONVEYED TO THE CITY OF CULVER CITY FOR NO  
CONSIDERATION

**GRANT DEED**

(10401 Virginia Avenue; 10555 Virginia Avenue; 10601 Virginia Avenue)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the  
SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, which  
acquired title as Successor Agency to the Redevelopment Agency of the City of Culver City, a  
public entity existing under the laws of the State of California and successor-in-interest to the  
former Culver City Redevelopment Agency, herein called "**Grantor**", acting to carry out the  
Long Range Property Management Plan ("**LRPMP**") approved by the California Department of

Finance (the “**DOF**”) on March 18, 2014 as amended by the Amendment to the Long Range Property management Plan (collectively, the “**Amended LRPMP**”) approved by the DOF on July 27, 2016 in accordance with Chapter 9 (commencing with Section 34191.1) of Part 1.85 of Division 24 of the California Health and Safety Code, and to fulfill public purposes, hereby grants to the CITY OF CULVER CITY, a California municipal corporation, herein called “**Grantee**”, the real property described in Exhibit “A” attached hereto (“**Property**”) and incorporated herein by this reference, in accordance with and subject to the covenants, conditions and restrictions set forth in this Grant Deed.

Whenever the term “Grantee” is used in this Grant Deed, such term shall include any and all successors and assigns of Grantee in and to the Property, or any interest therein or any portion thereof.

**1. Conveyance in Accordance With the Amended LRPMP.** The Property is conveyed in accordance with the Amended LRPMP.

**2. Nondiscrimination.** The Grantee herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the Grantee itself or any person claiming under or through the Grantee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.

The Grantee shall refrain from restricting the rental, sale or lease of the Property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

**(a) In deeds:** “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.”

**(b) In leases:** “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

“That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed,

religion, sex, marital status, national origin, or ancestry in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

(c) **In contracts:** “There shall be no discrimination against or segregation of, any person, or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the premises.”

**3. Violations Do Not Impair Liens.** No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage or deed of trust or security interest made in good faith and for value as to the Property, whether or not said mortgage or deed of trust is subordinated to this Grant Deed; provided, however, that any subsequent owner of the Property, or any interest therein or any portion thereof, shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such owner’s title was acquired by foreclosure, deed in lieu of foreclosure, trustee’s sale or otherwise.

**4. Covenants Run With Land.** All covenants contained in this Grant Deed shall be covenants running with the land. All of the Grantee’s obligations and covenants hereunder shall remain in effect in perpetuity.

**5. Covenants For Benefit of Grantor.** All covenants without regard to technical classification or designation, legal or otherwise, shall be, to the fullest extent permitted by law and equity, binding for the benefit of the Grantor and its successors and assigns, and such covenants shall run in favor of, and be enforceable by, the Grantor and its successors and assigns, against Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of the Property or portion thereof, for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. The Grantor and its successors and assigns, in the event of any breach of any such covenants, shall have the right to exercise all the rights and remedies and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach.

**6. Revisions to Grant Deed.** Both the Grantor, its successors and assigns, and the Grantee and Grantee’s successors and assigns in and to all or any part of the fee title to the Property shall have the right with the mutual consent of the Grantee and Grantor to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, or restrictions

contained in this Grant Deed without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust or any other person or entity having any interest less than a fee in the Property. The covenants contained in this Grant Deed, without regard to technical classification, shall not benefit or be enforceable by any owner of any other real property within or outside the Redevelopment Project Area, or any person or entity having any interest in any other such realty. No amendment to the Redevelopment Plan shall require the consent of the Grantee.

**7. No Merger.** None of the terms, covenants, agreements or conditions heretofore agreed upon in writing in other instruments between the parties to this Grant Deed with respect to obligations to be performed, kept or observed by Grantee or Grantor in respect to Property or any part thereof after the conveyance of said Property shall be deemed to be merged with this Grant Deed.

**8. Administration.** Whenever a reference is made in this Grant Deed to an action, finding, determination or approval to be undertaken by the Grantor, the Executive Director of the Grantor is authorized to act on behalf of the Successor Agency unless specifically provided otherwise or the context should require otherwise. Notwithstanding the foregoing, the Executive Director of the Grantor may in his or her sole and absolute discretion refer any matter to the Successor Agency Board of Directors for action, direction or approval.

*[Signatures On Next Page]*

**IN WITNESS WHEREOF**, Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized this \_\_\_\_ day of \_\_\_\_\_, 2016.

**“GRANTOR”**

SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY,  
a public entity existing under the laws of the State of California and successor-in-interest to the former Culver City Redevelopment Agency

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
John M. Nachbar  
Executive Director

APPROVED AS TO CONTENT:

By: \_\_\_\_\_  
Sol Blumenfeld  
Community Development Director

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Carol Schwab  
General Counsel

By: \_\_\_\_\_  
KANE, BALLMER & BERKMAN  
Successor Agency Special Counsel

*[Signatures Continue On Next Page]*

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 2016, from the SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY to the CITY OF CULVER CITY is hereby accepted by the undersigned officer on behalf of the City Council of the City of Culver City pursuant to authority conferred by the City Council through Resolution No. 2016-R\_\_\_ adopted on October 24, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

CITY OF CULVER CITY,  
a California municipal corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
John M. Nachbar  
City Manager

APPROVED AS TO CONTENT:

By: \_\_\_\_\_  
Sol Blumenfeld  
Community Development Director

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Carol Schwab  
City Attorney

By: \_\_\_\_\_  
KANE, BALLMER & BERKMAN  
City Special Counsel

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 \_\_\_\_\_, \_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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)

-----OPTIONAL-----

**Description of Attached Document**

Title or Type of Documents: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed By Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

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STATE OF CALIFORNIA )  
 )  
COUNTY OF LOS ANGELES )

On \_\_\_\_\_, \_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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)

-----OPTIONAL-----

**Description of Attached Document**

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 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION

(10401 Virginia Avenue; 10555 Virginia Avenue; 10601 Virginia Avenue)

**LEGAL DESCRIPTION**

The land referred to hereinbelow is situated in the City of Culver City, County of Los Angeles, State of California, and is described as follows:

**Virginia Parking Lot 10401 Virginia Avenue; 1055 Virginia Avenue; 10601 Virginia Avenue.**

Assessor Parcel No.: 4209-027-905;  
4209-029-900;  
4209-029-923;  
4209-029-924;  
4209-029-925

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

THOSE PORTIONS OF THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF THE 11-25 ACRE AND THE 819.63 ACRE ALLOTMENTS TO HACENDONIO AGUILAR IN CASE NO. 965 OF THE DISTRICT COURT, AND A PORTION OF LAND DESCRIBED AS PARCEL I IN DOCUMENT NO. 5259, RECORDED OCTOBER 23, 1963 IN BOOK D-2230, PAGE 757, OFFICIAL RECORDS, IN AND FOR SAID COUNTY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF TRACT NO. 10078, AS SHOWN ON THE MAP RECORDED IN BOOK 141, PAGES 23 TO 25 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, NORTH 54° 34' 30" EAST 1,896.70 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT IN THE SOUTHWESTERLY LINE OF TRACT NO. 1775, AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 36° 35' 16" EAST 1,046.68 FEET; THENCE SOUTH 39° 23' 11" WEST 44.48 FEET; THENCE SOUTH 23° 58' 40" WEST 535.26 FEET; THENCE SOUTH 46° 58' 40" WEST 250.67 FEET; THENCE SOUTH 30° 36' 10" EAST 527.47 FEET; THENCE SOUTH 43° 34' 55" WEST 101.13 FEET; THENCE SOUTH 36° 58' 40" WEST 416.73 FEET; THENCE SOUTH 49° 08' 15" WEST 86.73 FEET; THENCE SOUTH 64° 32' 35" WEST 185.25 FEET;

THENCE NORTH 21° 57' 55" WEST 693.74 FEET; THENCE SOUTH 60° 58' 40" WEST 49.78 FEET; THENCE NORTH 51° 01' 20" WEST 966.90 FEET; THENCE SOUTH 34° 05' 55" WEST 232.15 FEET TO THE NORTHEASTERLY LINE OF OVERLAND AVENUE, FORMERLY ROAD TO LOS ANGELES, AS SHOWN ON THE MAP RECORDED IN BOOK 3, PAGES 204, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID AVENUE, NORTH 38° 39' 40" WEST 479.77 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE SOUTHEAST LINE OF A LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY, 230 FEET WIDE, AS CONDEMNED BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 402182, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 17079, PAGE 314, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING NORTHEASTERLY OF A LINE BEGINNING AT A POINT IN SAID SOUTHEAST LINE OF SAID LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY, 230 FEET WIDE, SAID POINT BEING IN A CURVE IN SAID SOUTHEAST LINE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1115.00 FEET AND SAID CURVE BEING TANGENT AT ITS WESTERLY TERMINUS TO A LINE BEARING NORTH 71° 04' 55" EAST, A RADIAL LINE AT SAID POINT BEARS NORTH 20° 39' 44" WEST; THENCE SOUTH 20° 39' 44" EAST 62.00 FEET; THENCE SOUTH 51° 54' 52" EAST 34.88 FEET TO SAID NORTHWESTERLY LINE OF A STRIP OF LAND 25 FEET WIDE DESCRIBED HEREINAFTER.

ALSO EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF A STRIP OF LAND 25 FEET WIDE, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF JORDAN WAY AND VIRGINIA AVENUE, AS SAID INTERSECTION IS SHOWN ON THE MAP OF TRACT NO. 10025, FILED IN BOOK 146, PAGE 8 OF MAPS, RECORDS OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF VIRGINIA AVENUE AND ITS NORTHEASTERLY PROLONGATION NORTH 52° 05' 08" EAST 302.82 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300.00 FEET THROUGH CENTRAL ANGLE OF 14° 00' 00", AN ARC DISTANCE OF 73.30 FEET; THENCE TANGENT TO SAID CURVE, NORTH 38° 05' 08" EAST 130.12 FEET.

ALSO EXCEPT THAT PORTION OF THE REMAINDER LYING SOUTHWESTERLY OF A LINE PERPENDICULAR TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF VIRGINIA AVENUE, AS SHOWN ON SAID TRACT NO. 10025 THAT PASSES THROUGH A POINT ON SAID PROLONGATION, DISTANT NORTHEASTERLY 27.27 FEET FOR THE INTERSECTION OF SAID PROLONGATION WITH THE NORTHEASTERLY LINE OF THE LAND DESCRIBED AS PARCEL I IN

DOCUMENT NO. 5259, RECORDED ON OCTOBER 23, 1963 IN BOOK D-2330, PAGE 757, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PARCEL 1, AS DESCRIBED IN DOCUMENT NO. 5259, RECORDED ON OCTOBER 23, 1963 IN BOOK D-2330, PAGE 757, OFFICIAL RECORDS, WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF OCEAN DRIVE, AS SHOWN ON SAID TRACT NO. 10025; THENCE NORTHEASTERLY IN A DIRECT LINE TO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1115.00 FEET AND SAID CURVE BEING THE SOUTHEASTERLY LINE OF SAID LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY, 230 FEET WIDE.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE BEFORE MENTIONED STRIP OF LAND BEING 25.00 FEET WIDE, DISTANT 20.00 FEET NORTHEASTERLY FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID TRACT NO. 10025; THENCE SOUTH 67° 27' 43" WEST 18.26 FEET.

AND INCLUDING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PARCEL 1, AS DESCRIBED IN DOCUMENT NO. 5259, RECORDED ON OCTOBER 23, 1963 IN BOOK D-2230, PAGE 757, OFFICIAL RECORDS, WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF OCEAN DRIVE, AS SHOWN ON SAID TRACT NO. 10025; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID OCEAN DRIVE, 26.98 FEET; THENCE SOUTHEASTERLY ALONG THE AFOREMENTIONED LINE THAT IS PERPENDICULAR TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF VIRGINIA AVENUE AND PASSESS THROUGH A POINT ON SAID PROLONGATION DISTANT 27.27 FEET FROM THE INTERSECTION OF SAID PROLONGATION WITH THE NORTHEASTERLY LINE OF SAID PARCEL 1, TO THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF PARCEL 1 TO THE POINT OF BEGINNING.

APN(S): 4209-029-925, 4209-029-924, 4209-029-900, 4209-029-923 AND 4209-027-905.

End of Legal Description.