

MEETING DATE: 05/23/11

AGENDA ITEM: Acceptance of a Dedication of a Portion of Real Property at 8770 and 8786 Washington Boulevard for Public Roadway Purposes

ATTACHMENTS

		<u>Pages</u>
1	January 25, 2010 Grant Deed to City of Culver City described Real Property	1-6

Mid-City/Exposition LRT Project
Parcel No. WE-615
A.P.N. 4312-028-038

Recorded at the request of
The City of Culver City

When recorded mail to:
City of Culver City
Public Works Department
Engineering Division
9770 Culver Blvd
Culver City, CA 90232
Attn: John Rivera

Space Above Line for Recorder's Use

[Recordation of this Public Document is Exempt from all Documentary Transfer Tax, Recording Fees, and Taxes Pursuant to Government Code Section 6103]

Public Agency - No Tax Statement

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged, LEGADO CROSSING, LLC, a California Limited Liability company, hereby grants to the CITY OF CULVER CITY, a municipal corporation existing under the authority of its charter and the Constitution and the laws of the State of California, the following described real property in the City of Culver City, County of Los Angeles, State of California:

**SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND
MADE A PART HEREOF**

LEGADO CROSSING LLC

By: 

Name: DEREK JONES

Title: COO

Date: 28 JAN '10

Mid-City/Exposition LRT Project
Parcel No. WE-615
A.P.N. 4312-028-038

ACKNOWLEDGEMENT

State of California

County of Los Angeles

On Jan 25, 2010 before me, Gregory A. Morrison Notary Public
(insert name and title of the officer)

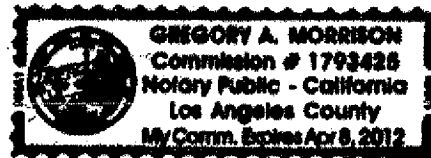
personally appeared Deeak Jones, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to be that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) 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

Gregory A. Morrison (Seal)



REVISED 2/09

CERTIFICATE OF ACCEPTANCE

(To be inserted prior to recording by City)

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

Those portions of Lots 1 through 4, inclusive, of Tract No. 3772, in the City of Culver City, County of Los Angeles, State of California, as shown on the map filed in Book 41, Page 91 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the southwesterly line of said Lot 2 with the southeasterly line of that easement described in the document recorded April 27, 1940 in Book 17471, Page 153, Official Records of said county, said intersection being on the northeasterly line of National Boulevard, variable width, and lying 50.00 feet southeasterly of the centerline of Washington Boulevard, having a 50.00 foot southeasterly half-width, and also being the beginning of a curve concave easterly having a radius of 30.00 feet, a radial line to said beginning bears North 76°06'07" West; thence southerly along said curve 32.78 feet through a central angle of 62°35'58"; thence continuing along said northeasterly line of National Boulevard the following two courses:

1. South 48°42'05" East 11.49 feet to the beginning of a curve concave northeasterly, having a radius of 842.00 feet;
2. southeasterly along said curve 175.14 feet through a central angle of 11°55'04" to the northerly line of the Southern Pacific Railroad (Pacific Electric Railway) right of way, 100.00 feet wide, as shown on said Tract Map;

thence along said northerly line South 83°26'14" East 32.32 feet to a point on a line lying 12.00 feet northeasterly of and being parallel and concentric with the northeasterly line of said National Boulevard, said point being the beginning of a non-tangent curve concave northeasterly having a radius of 830.00, a radial line to said point bears South 27°19'26" West; thence along said parallel and concentric line the following two courses:

1. northwesterly along said curve 202.44 feet through a central angle of 13°58'29";

PSOMAS

2. North $48^{\circ}42'05''$ West 13.87 feet to the beginning of a curve concave easterly, having a radius of 20.00 feet; thence northerly along said curve 36.03 feet through a central angle of $103^{\circ}13'44''$ to the southeasterly line of said easement; thence along said southeasterly line South $54^{\circ}31'39''$ West 20.94 feet to **Point of Beginning**.

Containing 2,739 square feet, more or less.

All as shown on Exhibit "B" attached hereto and made a part thereof.

Distances as described above and as shown on said Exhibit "B" are grid distances. Ground distances may be obtained by dividing grid distances by the mean combination factor of the points being described. The mean combination factor for this conversion is 1.00000174.

This legal description is not intended to be used in the conveyance of land in violation of the subdivision map act of the State of California.

This legal description was prepared by me or under my direction.

Jeremy L. Evans

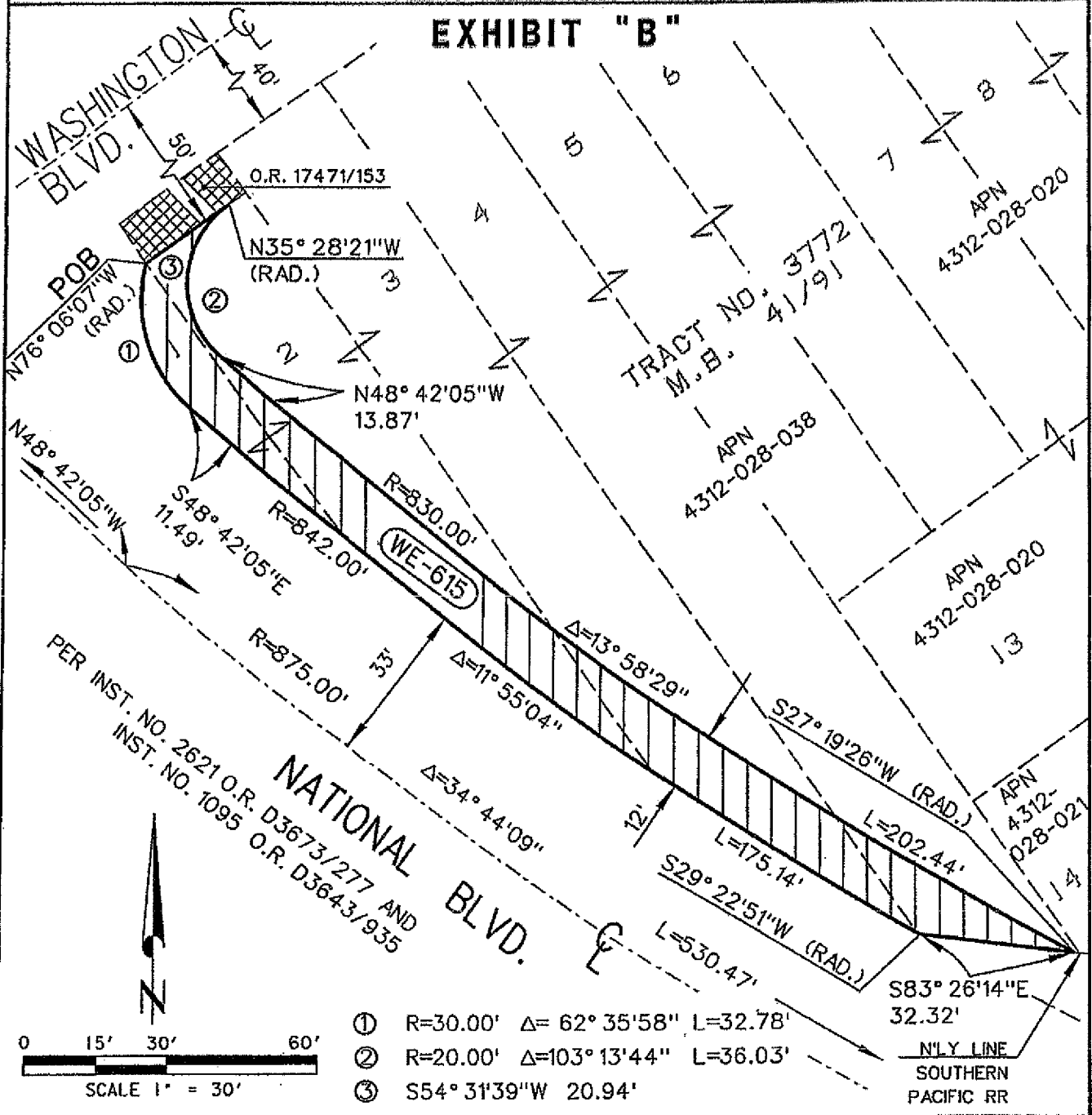
Jeremy L. Evans, PLS 5282

11-1-06

Date



DESCRIPTION: THOSE PORTIONS OF LOTS 1 THROUGH 4, INCLUSIVE, OF TRACT 3772, M.B. 41/91, IN		The data shown on this plat are based on a field survey prepared by P. Mason dated June 2003. All bearings and distances are based on California Coordinate System 83 Zone 8 coordinates obtained from California N.P.C.N.	
THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA			
TITLE REPORT: ORANGE COAST TITLE COMPANY NO. 737189-03		0	10-31-08
ASSESSORS REF. 4312-028-038	ROW REF: R-101 REV 3	NO.	DATE
		ORIGINAL SUBMITTAL	
		REVISION DESCRIPTION	



TOTAL AREA OF PROPERTY	MTA PARCEL	REMAINDER PARCEL AREA		
21,040 SQ. FT. (NET AREA)	2,739 SQ. FT. (NET AREA)	18,301 SQ. FT. (NET AREA)		

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY MID-CITY/EXPOSITION LRT PROJECT		PARCEL PLAT WE-615 SHEET 1 OF 1	CONTRACT NO. 2004050503, T1	
PREPARED BY: DJM/HARRIS			SCALE 1" = 30"	
SUBMITTED BY: PROJECT MANAGER		APPROVED BY:		DATE 10-31-08
EXPO PROJECT MANAGER		DATE		DRAWN BY KVO
				CHECKED BY JLE
				REV. DATE REV. NO. 0