

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: 9820 Washington Boulevard, Culver City, CA
Assessor's Parcel Number(s): 4207-006-914

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

(9820 Washington Boulevard)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the
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, herein called the “**Grantor**”, hereby grants to the CITY OF
CULVER CITY, a California municipal corporation, herein called the “**Grantee**”, the real
property legally described in the Legal Description attached hereto as Exhibit A, incorporated
herein by this reference.

“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 attached Grant Deed 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 of Culver City pursuant to authority conferred by the City Council through Resolution No. _____ adopted on January 8, 2018, 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

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

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: _____

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

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

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

PARCEL 1:

LOT 6 AND THAT PORTION OF LOT 27 IN BLOCK 1 OF TRACT 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 27, WHICH IS 66.40 FEET FROM ITS MOST EASTERLY CORNER, AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTHWEST LINE, 50 FEET, THENCE IN A SOUTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE, A DISTANCE OF 43.42 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED LINE, 53.36 FEET TO A POINT; THENCE NORTHWESTERLY, 24.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 5 IN BLOCK 1 OF TRACT 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 27 IN SAID BLOCK, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 27, DISTANT THEREON SOUTH 54° 31' WEST 16.4 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 54° 31' WEST ALONG SAID NORTHWESTERLY LINE 50 FEET; THENCE SOUTH 35° 29' EAST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE 24.77 FEET; MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTH 34° 03' 50" EAST, ALONG SAID SOUTHEASTERLY LINE 53.36 FEET MORE OR LESS, TO A POINT WHICH BEARS SOUTH 35° 29' EAST AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF SAID LOT, FROM THE POINT OF BEGINNING, THENCE 35° 29' WEST 6.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM PARCELS 1 AND 2, ALL OIL, GAS AND MINERAL SUBSTANCES, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND EXTRACT

SUCH SUBSTANCES, PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT, OR OTHER MEANS OF EXPLORING FOR, REACHING OR EXTRACTING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE WASHINGTON-CULVER REDEVELOPMENT PROJECT NO. 3 AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF AS RESERVED IN DEED RECORDED MAY 09, 1985 AS INSTRUMENT NOS. 85-524235, 85-524236, 524237 AND 524238 OFFICIAL RECORDS.