

ORIGINAL

RECORDING REQUESTED BY  
AND MAIL TO:

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
P.O. Box 1460  
Alhambra, CA 91802-1460  
Attention Survey/Mapping & Property  
Management Division  
Title & Escrow Section  
Alan Husted

Space Above This Line Reserved For Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

Assessor's Identification Number:  
4179-002-905 (Portion)

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE.

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the CITY OF MANHATTAN BEACH, a municipal corporation (hereinafter referred to as CITY), does hereby remise, release, and forever quitclaim to the COUNTY OF LOS ANGELES, a body corporate and politic, all its right, title, and interest in and to all that real property in the City of Manhattan Beach, County of Los Angeles, State of California, described as Parcel 2-3PP in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING to the CITY, all oil, gas, hydrocarbons, and other minerals, in and under the property, without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property.

Subject to all matters of record.

IN WITNESS WHEREOF, pursuant to a resolution of the City Council of the City of Manhattan Beach, the CITY has caused this Quitclaim Deed to be executed by its duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF MANHATTAN BEACH,  
a municipal corporation

By \_\_\_\_\_  
City Manager

ATTEST:  
City Clerk

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM  
City Attorney

MANHATTAN BEACH LIBRARY (2)  
(See: MANHATTAN BEACH CIVIC CENTER (1))  
Parcel 3PP  
S.D. 4 P69571AC  
Project ID: MPM0000401

By \_\_\_\_\_

**ACKNOWLEDGMENT FORM**

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ ) ss.

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public,  
(insert name of the officer) (insert title of the officer)

personally appeared \_\_\_\_\_

(insert name(s) and title(s))

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)

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

**ACKNOWLEDGMENT FORM  
(FOR COUNTY USE ONLY)**

STATE OF CALIFORNIA )  
 )  
COUNTY OF LOS ANGELES ) ss.

On \_\_\_\_\_, before me, DEAN C. LOGAN, Registrar-Recorder/County Clerk of the County of Los Angeles, 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.

DEAN C. LOGAN, Registrar-Recorder/  
County Clerk of the County of Los Angeles

By \_\_\_\_\_

Deputy County Clerk

(Seal)

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_\_  
DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_

ASSISTANT DEPUTY DIRECTOR  
Survey/Mapping & Property Management Division

# EXHIBIT A

Project Name: **MANHATTAN BEACH LIBRARY 2-3PP**  
(see: MANHATTAN BEACH CIVIC CENTER (1))  
A.I.N. 4179-002-904  
T.G. 732-F6  
I.M. 069-157  
R.D. CITY  
S.D. 4  
P.C.A. P69571AC

## LEGAL DESCRIPTION

**PARCEL NO. 2-3PP** (Public purposes)

A PORTION OF TRACT 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 77, SAID TRACT; THENCE NORTH  $24^{\circ} 27' 17''$  WEST ALONG THE SOUTHWESTERLY LINE, AND ITS NORTHWESTERLY PROLONGATION OF SAID LOT A DISTANCE OF 120.00 FEET; TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE, CONTINUING NORTH  $24^{\circ} 27' 17''$  WEST ALONG SAID NORTHWESTERLY PROLONGATION 8.86 FEET; THENCE, NORTH  $65^{\circ} 25' 58''$  EAST 9.00 FEET; THENCE, NORTH  $75^{\circ} 49' 59''$  EAST 55.03 FEET TO THE NORTHWESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID COUNTY OF LOS ANGELES RECORDED ON JANUARY 25, 1974, AS INSTRUMENT NO. 3509 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE, ALONG SAID NORTHWESTERLY BOUNDARY OF SAID LAND AS DESCRIBED IN SAID DEED, THE FOLLOWING COURSES AND DISTANCES; SOUTH  $37^{\circ} 26' 32''$  WEST, 10.35 FEET; SOUTH  $65^{\circ} 32' 43''$  WEST, 50.14 FEET; AND NORTH  $58^{\circ} 04' 38''$  WEST, 7.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINING 629 SQUARE FEET, OR 0.0144 ACRES.

*Leland F. Johnson*

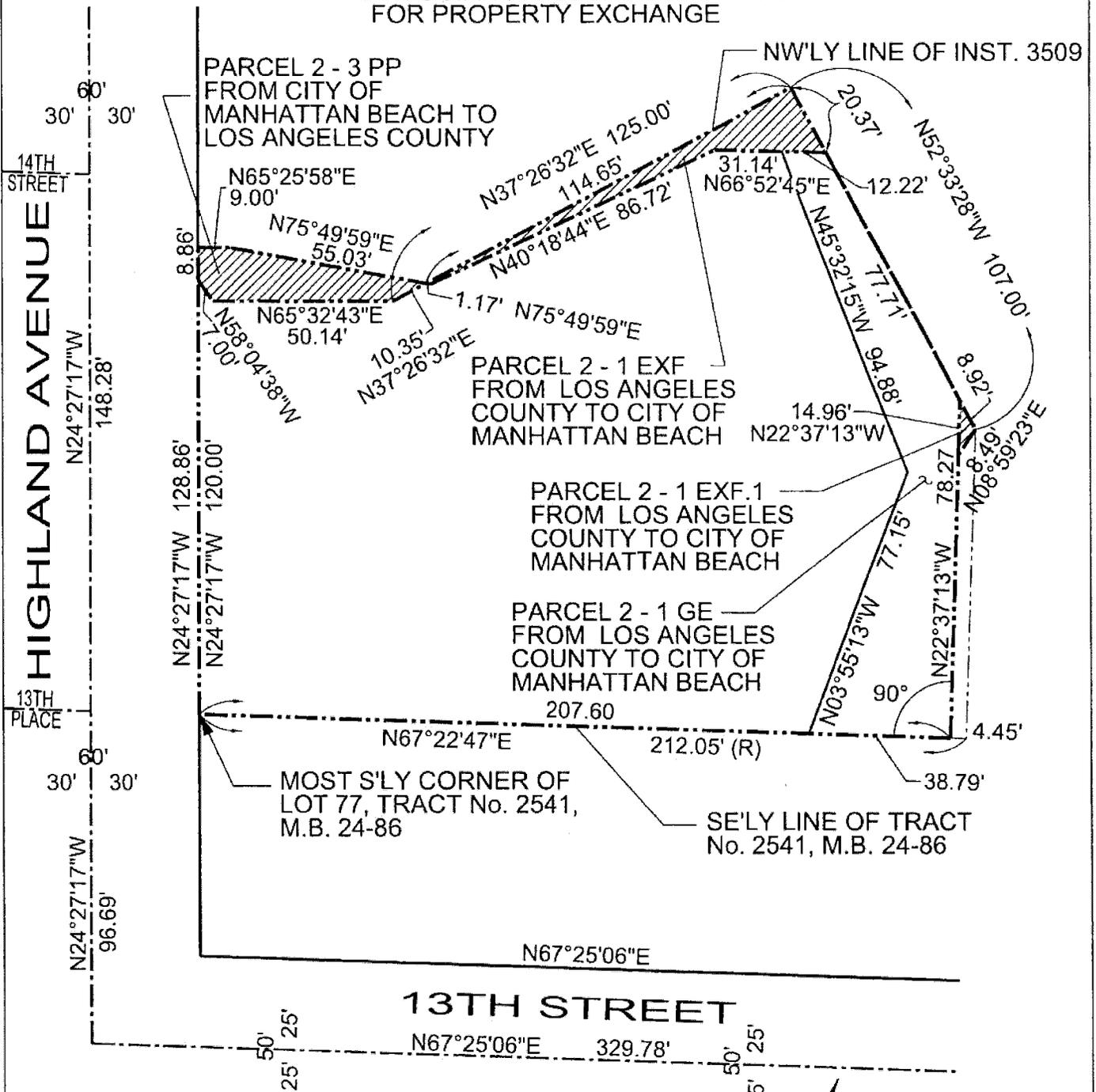
LELAND F. JOHNSON  
EXPIRES: MARCH 31, 2013

RCE 13560



# EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION  
FOR PROPERTY EXCHANGE



TITLE:  
MANHATTAN BEACH PUBLIC LIBRARY  
1320 HIGHLAND AVENUE  
MANHATTAN BEACH, CA 90266

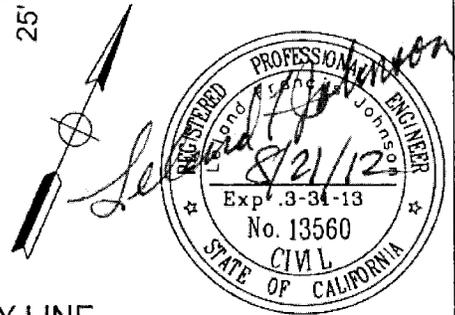
PREPARED BY:  
John M. Cruikshank Consultants, Inc.  
411 N. Harbor Blvd, Suite 201  
San Pedro, CA 90731  
P: 310.241.6550  
F: 310.320.8871  
www.jmc-2.com



DATE PREPARED: 8-20-12

SCALE: 1" = 40'

LEGEND  
--- BOUNDARY LINE



**ORIGINAL**

RECORDING REQUESTED BY  
AND MAIL TO:

City of Manhattan Beach  
City Manager's Office  
1400 Highland Avenue  
Manhattan Beach, CA 90266

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

Assessor's Identification Number:  
4179-002-904 (Portion)

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE.

**QUITCLAIM DEED**

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF MANHATTAN BEACH, a municipal corporation, all its right, title, and interest in and to the real property in the City of Manhattan Beach, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

Manhattan Beach Library  
(File: MANHATTAN BEACH LIBRARY (2))  
(See: MANHATTAN BEACH CIVIC CENTER (1))  
Parcels 1EXF and 1EXF.1  
S.D. 4 P69571AC  
Project ID: MPM0000401

KR:bw

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division  
  
Supervising Title Examiner  
  
By \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**  
  
This is to certify that the interest in real property conveyed by the deed or grant herein, dated \_\_\_\_\_, from the County of Los Angeles, a body corporate and politic, to the City of Manhattan Beach, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. \_\_\_\_\_ of the City Council of the City of Manhattan Beach, adopted on \_\_\_\_\_, and the grantee consents to the recordation thereof by its duly authorized officer.  
  
Dated \_\_\_\_\_  
  
By \_\_\_\_\_

# EXHIBIT A

Project Name: **MANHATTAN BEACH LIBRARY 2-1 EXF**

Includes: Parcel Nos. 2-1EXF. 1

(see: MANHATTAN BEACH CIVIC CENTER (1))

A.I.N. 4179-002-904

T.G. 732-F6

I.M. 069-157

R.D. CITY

S.D. 4

P.C.A.P69571AC

## LEGAL DESCRIPTION

### PARCEL NO. 2-1EXF (Quitclaim of fee):

A PORTION OF TRACT 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 77, SAID TRACT; THENCE NORTH  $24^{\circ} 27' 17''$  WEST ALONG THE SOUTHWESTERLY LINE, AND ITS NORTHWESTERLY PROLONGATION OF SAID LOT A DISTANCE OF 128.86 FEET; THENCE, NORTH  $65^{\circ} 25' 58''$  EAST 9.00 FEET; THENCE, NORTH  $75^{\circ} 49' 59''$  EAST 55.03 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION; SAID POINT ALSO BEING IN THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID COUNTY OF LOS ANGELES RECORDED ON JANUARY 25, 1974, AS INSTRUMENT NO. 3509 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE, ALONG SAID NORTHWESTERLY LINE OF SAID LAND AS DESCRIBED IN SAID DEED, NORTH  $37^{\circ} 26' 32''$  EAST, 114.65 FEET; TO THE NORTHEASTERLY LINE OF SAID LAND; THENCE, ALONG SAID NORTHEASTERLY LINE SOUTH  $52^{\circ} 33' 28''$  EAST, 20.37 FEET; THENCE, SOUTH  $66^{\circ} 52' 45''$  WEST, 31.14 FEET; THENCE, SOUTH  $40^{\circ} 18' 44''$  WEST, 86.72 FEET; THENCE SOUTH  $75^{\circ} 49' 59''$  WEST, 1.16 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINING 596 SQUARE FEET, OR 0.0137 ACRES.

### PARCEL NO. 2-1EXF.1 (Quitclaim of fee):

A PORTION OF TRACT 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

EXHIBIT A

MANHATTAN BEACH LIBRARY 2-1EXF

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 77, SAID TRACT; THENCE NORTH  $67^{\circ} 22' 47''$  EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2541 A DISTANCE OF 207.60 FEET TO THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID CITY OF MANHATTAN BEACH, RECORDED ON JULY 12, 2005, AS DOCUMENT NO. 05-1639015 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH  $22^{\circ} 37' 13''$  WEST, 78.27 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF SAID SOUTHWESTERLY LINE; THENCE, CONTINUING NORTH  $22^{\circ} 37' 13''$  WEST, 14.96 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID COUNTY OF LOS ANGELES RECORDED ON JANUARY 25, 1974, AS INSTRUMENT NO. 3509 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY OF LOS ANGELES; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH  $52^{\circ} 33' 28''$  EAST, 8.92 FEET TO THE NORTHWESTERLY LINE OF SAID LAND DESCRIBED IN DEED TO THE CITY OF MANHATTAN BEACH; THENCE, ALONG SAID NORTHWESTERLY LINE SOUTH  $08^{\circ} 59' 23''$  WEST, 8.49 FEET TO THE **TRUE POINT OF BEGINNING**.

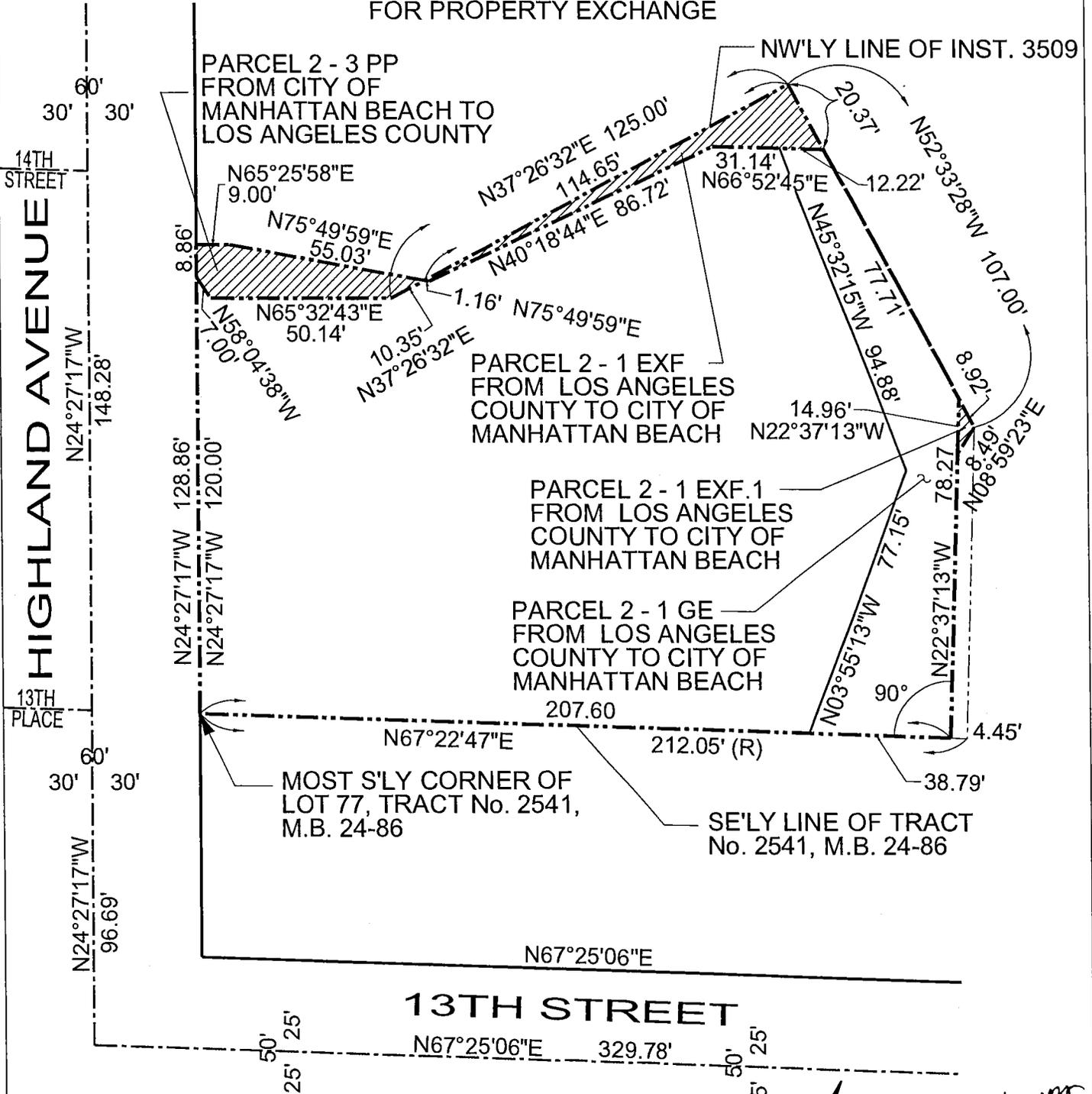
SAID PARCEL CONTAINING 33.3 SQUARE FEET, OR 0.0008 ACRES.



*Leland F. Johnson*  
LELAND F. JOHNSON RCE 13560  
EXPIRES: MARCH 31, 2013

# EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION  
FOR PROPERTY EXCHANGE



TITLE:  
MANHATTAN BEACH PUBLIC LIBRARY  
1320 HIGHLAND AVENUE  
MANHATTAN BEACH, CA 90266

PREPARED BY:  
John M. Cruikshank Consultants, Inc.  
411 N. Harbor Blvd, Suite 201  
San Pedro, CA 90731  
P: 310.241.6550  
F: 310.320.8871  
www.jmc-2.com



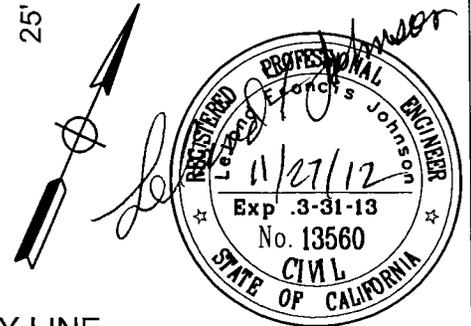
Civil Engineering & Surveying

DATE PREPARED: 11-12-2012

SCALE: 1" = 40'

**LEGEND**

--- BOUNDARY LINE



ORIGINAL

RECORDING REQUESTED BY  
AND MAIL TO:

City of Manhattan Beach  
City Manager's Office  
1400 Highland Avenue  
Manhattan Beach, CA 90266

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

Assessor's Identification Number:  
4179-002-904 (Portion)

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE.

## EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), does hereby grant to the CITY OF MANHATTAN BEACH, a municipal corporation (hereinafter referred to as CITY), a variable width utility easement for sewer, storm drains, telephone, power, and communications purposes, but not limited to said facilities, in, on, over, under, and across the real property in the City Manhattan Beach, County of Los Angeles, State of California, described in Exhibit A (the PROPERTY) and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservations and conditions, which the CITY by the acceptance of this Easement document, agrees to keep and perform, viz:

1. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
2. It is expressly understood that COUNTY will not be called upon to repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document and that CITY, upon completion of the initial installation and any subsequent repair or replacement of any of the utility lines, shall be solely responsible for repairing and restoring the existing driveway and/or landscaped areas in a manner satisfactory to COUNTY.
3. CITY agrees that it will indemnify and save harmless COUNTY, and its Special Districts, elected officials, and appointed officers, agents, and/or employees from any and all liability, loss, or damage, including but not limited to demands, claims, actions, fees, costs, and expenses (including attorney and expert witness fees) arising from or connected with any act or omission by CITY, its agents, or employees, arising out of the exercise by CITY, or its officers, agents, or employees, of any of the rights granted to it by this Easement document. CITY shall not be obligated to indemnify for liability and expense arising from the active negligence of COUNTY.

4. The provisions and conditions contained in this Easement document shall be binding upon CITY, its successors, and assigns.
5. CITY acknowledges that no surface rights are herein created except the right to access the surface for the initial installation, periodic meter reading, and subsequent repair or replacement the utility service installed in the Easement area.
6. COUNTY reserves the right to use the PROPERTY for any and all purposes consistent with enjoyment of the easement herein granted.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following CITY's exercise of these easement rights to construct such structures and improvements, CITY agrees to pay on behalf of COUNTY that part of any such assessment levied against COUNTY which is based on the value contributed to that area by CITY's said improvements.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
County of Los Angeles

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors of the  
County of Los Angeles

Manhattan Beach Library (File: MANHATTAN BEACH LIBRARY (2)) (See: MANHATTAN BEACH CIVIC CENTER (1)) Parcel 1GE S.D. 4 Project ID: MPM0000401	P69571AC
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KR:bw

P:TITLE:EASEMAHATTANBEACH1GE.DOC 111512 1<sup>ST</sup> DRAFT

By \_\_\_\_\_  
Deputy

STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division  
  
Supervising Title Examiner  
  
By \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**  
  
This is to certify that the interest in real property conveyed by the deed or grant herein, dated \_\_\_\_\_, from the County of Los Angeles, a body corporate and politic, to the City of Manhattan Beach, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. \_\_\_\_\_ of the City Council of the City of Manhattan Beach, adopted on \_\_\_\_\_, and the grantee consents to the recordation thereof by its duly authorized officer.  
  
Dated \_\_\_\_\_  
  
By \_\_\_\_\_

# EXHIBIT A

Project Name: **MANHATTAN BEACH LIBRARY 2-1 GE**  
(see: MANHATTAN BEACH CIVIC CENTER (1))

A.I.N. 4179-002-904

T.G. 732-F6

I.M. 069-157

R.D. CITY

S.D. 4

P.C.A. P69571AC

## LEGAL DESCRIPTION

### PARCEL NO. 2-1GE (Grant of Easement):

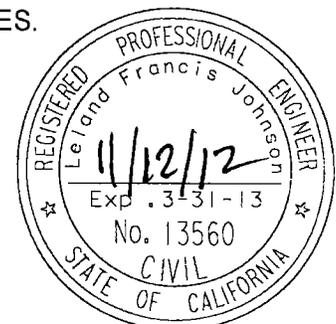
A VARIABLE WIDTH EASEMENT FOR SEWER, STORM DRAINS, TELEPHONE, POWER AND COMMUNICATIONS, BUT NOT LIMITED TO SAID FACILITIES, OVER THAT PORTION OF TRACT 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 77, SAID TRACT 2541; THENCE, NORTH  $67^{\circ} 22' 47''$  EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2541, A DISTANCE OF 168.81 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE OF SAID TRACT 2541, A DISTANCE OF 38.79 FEET, TO THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID CITY OF MANHATTAN BEACH, RECORDED ON JULY 12, 2005, AS DOCUMENT NO. 05-1639015 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE, NORTH  $22^{\circ} 37' 13''$  WEST ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION A DISTANCE OF 93.23 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO SAID COUNTY OF LOS ANGELES RECORDED ON JANUARY 25, 1974, AS INSTRUMENT NO 3509 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE, ALONG SAID NORTHEASTERLY LINE NORTH  $52^{\circ} 33' 28''$  WEST, 77.71 FEET; THENCE, SOUTH  $66^{\circ} 52' 45''$  WEST, 12.22 FEET; THENCE, SOUTH  $45^{\circ} 32' 15''$  EAST, 94.88 FEET; THENCE, SOUTH  $03^{\circ} 55' 13''$  EAST, 77.15 FEET, TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINING 3,472 SQUARE FEET, OR 0.08 ACRES.

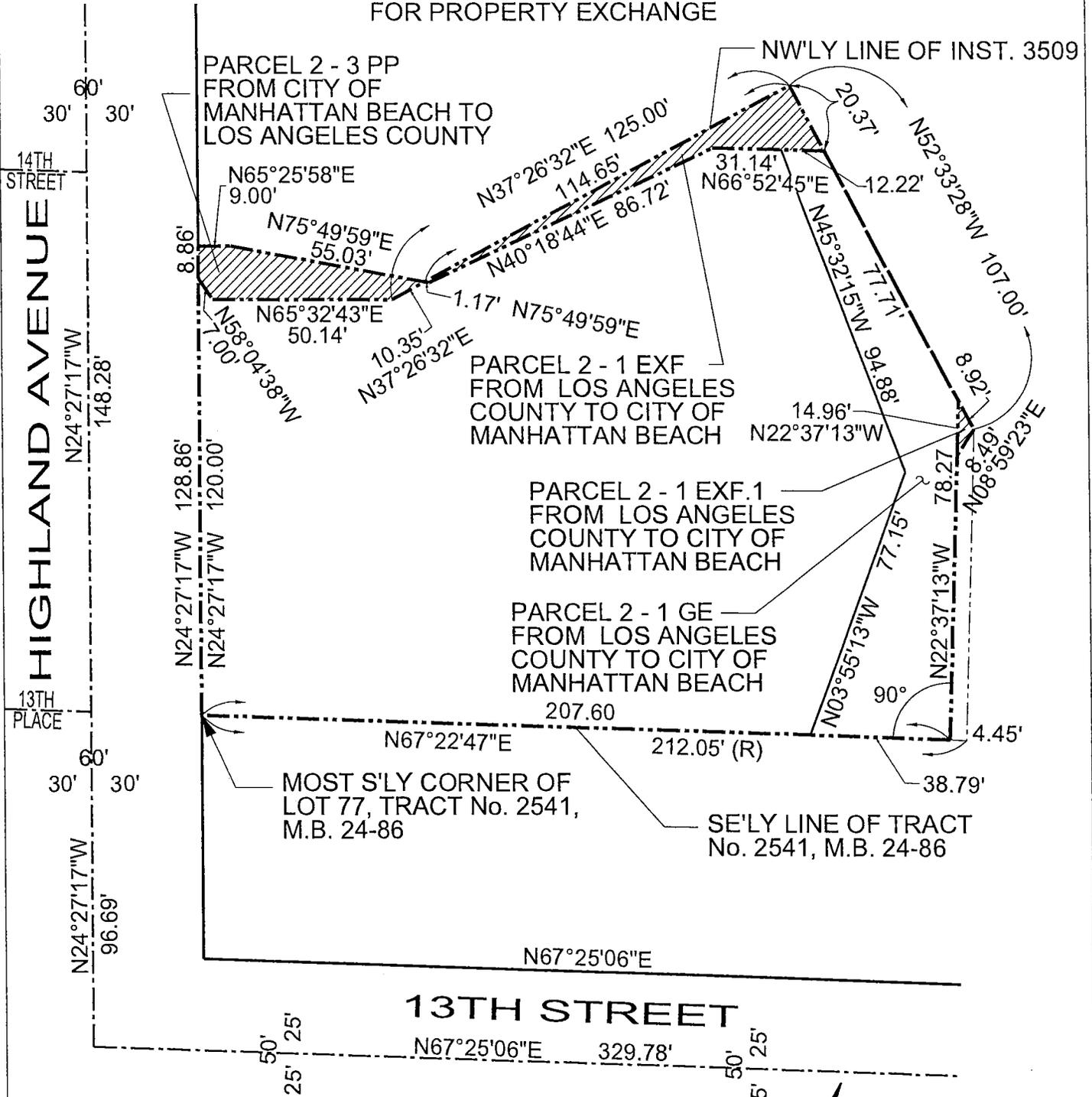
  
LELAND F. JOHNSON  
EXPIRES: MARCH 31, 2013

RCE 13560



# EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION  
FOR PROPERTY EXCHANGE



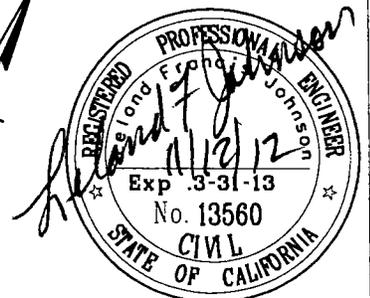
TITLE:  
MANHATTAN BEACH PUBLIC LIBRARY  
1320 HIGHLAND AVENUE  
MANHATTAN BEACH, CA 90266

PREPARED BY:  
John M. Cruikshank Consultants, Inc.  
411 N. Harbor Blvd, Suite 201  
San Pedro, CA 90731  
P: 310.241.6550  
F: 310.320.8871  
www.jmc-2.com



DATE PREPARED: 11-12-2012

SCALE: 1" = 40'



LEGEND

--- BOUNDARY LINE