

Recording Requested by
And When Recorded Mail to:

Director of Community Development
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

EASEMENT DEED

For valuable consideration, receipt of which is hereby acknowledged,

LMR Manhattan Beach LLC, a California Limited Liability Company

does hereby grant to the CITY OF MANHATTAN BEACH, a municipal corporation of Los Angeles County, State of California, an easement for, and the right to construct, operate, maintain, repair and use, or to reconstruct, a PUBLIC SIDEWALK, across that certain real property situated in said City of Manhattan Beach, County of Los Angeles, State of California, and more particularly described as follows:

THAT PORTION OF LOT 30, BLOCK 30 OF TRACT NO. 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22, PAGES 142 AND 143 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, and more particularly described on the attached Exhibit "A".

Together with the right to enter upon and to pass and repass over and along said easement and to deposit tools, implements and other materials thereon, by said City of Manhattan Beach, its officers, agents and employees and by any contractor, his agents and employees, engaged by said City, whenever and wherever necessary for the purposes above set forth.

The attached Exhibit "B" depicts the subject property for illustrative purposes only.

Dated this 28th day of March 2018.

See page 2 for signature block and notary acknowledgment

This deed is exempt from Recording fees per Government Code Section 27383.

LMR Manhattan Beach LLC,
a California Limited Liability Company

By: LMR Manhattan Beach LLC,
a California Limited Liability Company

By: 
John Kirk
Manager

ACKNOWLEDGMENT

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 THE
DOCUMENT.

STATE OF CALIFORNIA

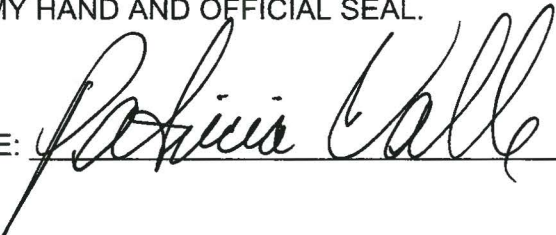
COUNTY OF Los Angeles

ON MARCH 28 - 2018 BEFORE ME, PATRICIA VALLE
A NOTARY PUBLIC, PERSONALLY APPERARED JOHN KIRK

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 persons(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: 



This acknowledgment is attached to the following document.

Title or Document: Easement Deed

Number of Pages: Four (4) pages

Dated: _____

EXHIBIT "A"
SIDEWALK EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LOT 30, BLOCK 30 OF TRACT NO. 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22, PAGES 142 AND 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 30, BEING DISTANT THEREON NORTH 89° 52' 56" EAST 10.00 FEET MEASURED ALONG SAID NORTHERLY LINE FROM THE NORTHWEST CORNER OF SAID LOT 30;

THENCE EASTERLY ALONG SAID NORTHERLY LINE, NORTH 89° 52' 56" EAST 4.00 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 89° 52' 56" EAST 4.00 FEET;

THENCE SOUTH 00°07'04" EAST 7.00 FEET;

THENCE NORTH 89°52'56" EAST 25.23 FEET;

THENCE NORTH 00°07'04" WEST 7.00 FEET TO SAID NORTHERLY LINE;

THENCE EASTERLY ALONG SAID NORTHERLY LINE, NORTH 89°52'56" EAST 4.00 FEET;

THENCE SOUTH 00°07'04" EAST 11.00 FEET;

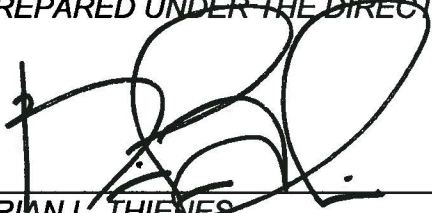
THENCE SOUTH 89°52'56" WEST 33.23 FEET;

THENCE NORTH 00°07'04" WEST 11.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 189 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

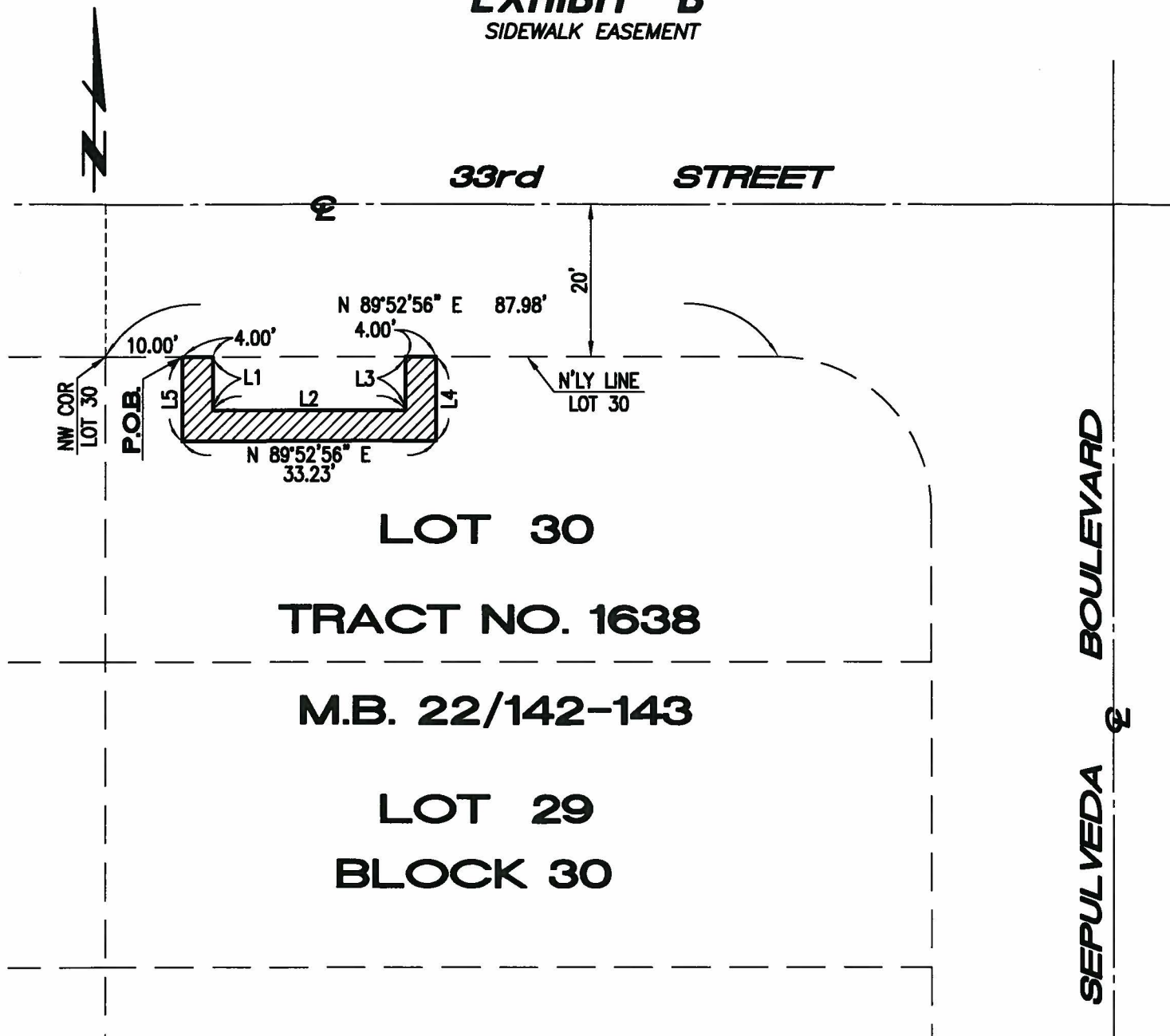
SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY

PREPARED UNDER THE DIRECTION OF:

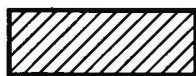

BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP. 12/31/19

3/20/18
DATE



EXHIBIT "B"
SIDEWALK EASEMENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 0°07'04" E	7.00'
L2	N 89°52'56" E	25.23'
L3	N 0°07'04" W	7.00'
L4	S 0°07'04" E	11.00'
L5	N 0°07'04" W	11.00'

LEGEND:

INDICATES EASEMENT FOR SIDEWALK PURPOSES GRANTED TO THE CITY OF MANHATTAN BEACH
CONTAINS: 189 SQ. FT.
0.004 ACRES±

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature]
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2019

3/20/18
DATE

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
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