

Recording Requested by
And When Recorded Mail To:

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

EASEMENT DEED

For valuable consideration, receipt of which is hereby acknowledged,

1101 N Aviation Blvd, LLC, a California Limited Liability Company

do(es) 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 22, BLOCK 1, REDONDO VILLA TRACT No. 3, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN BOOK 10, PAGE 185 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE WESTERLY 29.00 FEET OF THE SOUTHERLY 3.5 FEET OF SAID LOT 22.

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 graphic portion on the attached Exhibit "B" depicts the subject property for illustrative purposes only.

Dated this 26th day of May, 2015.

1101 N AVIATION BLVD., LLC

BY: Carmen B. Castillo

CARMEN B. CASTILLO

Title: Managing Member

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 May 26, 2015 BEFORE ME, FRANCENE B. URALMAN

A NOTARY PUBLIC, PERSONALLY APPEARED CARMEN B. CASTILLO who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 [Signature]



This acknowledgment is attached to the following document:

Title of Document: Easement Deed

Number of Pages: 4

Dated: May 26, 2015

1101 N AVIATION BLVD., LLC

BY: Jasmine C Laubender

JASMINE C. LAUBENDER

Title Managing Member

(All signatures must be notarized)

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 MAY 26th, 2015 BEFORE ME, ALLISON RAY

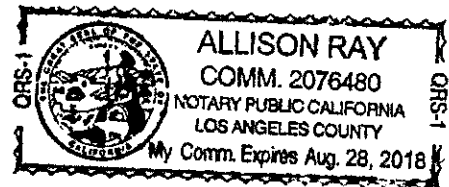
A NOTARY PUBLIC, PERSONALLY APPEARED JASMINE C. LAUBENDER

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 Allison Ray

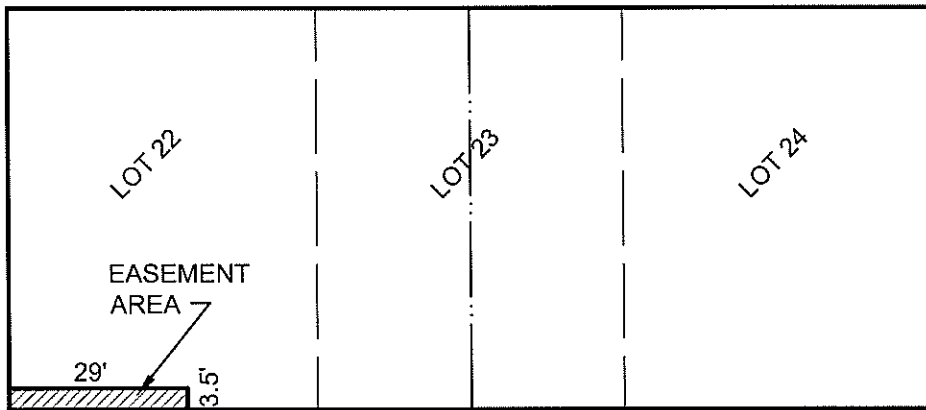


This acknowledgment is attached to the following document:

Title of Document: Easement Deed dated May 26, 2015

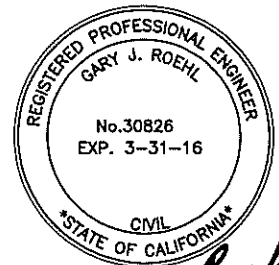
Number of Pages: _____

EXHIBIT "B"



11TH
STREET

AVIATION
BOULEVARD



Gary J. Roehl