

NO FEE DOCUMENT

Government Code §6103 & §27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City Clerk
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 60266

The Above Space For Recorder's Use Only

APN: 4138-017-016

GRANT OF EASEMENT

For valuable consideration, receipt of which is hereby acknowledged, RECREATIONAL EQUIPMENT, INC., a Washington corporation ("Grantor"), does hereby grant to the CITY OF MANHATTAN BEACH, a municipal corporation of Los Angeles County, State of California ("Grantee"), a permanent non-exclusive easement and right of way for construction, operation, and maintenance of a sidewalk and other related improvements for pedestrian ingress, egress and access upon, over and across that certain real property, situated in the City of Manhattan Beach, County of Los Angeles, State of California, (the "Easement"), which is more particularly described on Exhibit "A" and shown on Exhibit "B" attached hereto and incorporated herein by reference.

This Easement is made subject to the following terms and conditions:

1. The Easement will contain approximately one thousand thirteen (1,013) square feet, more or less.
2. Concurrently herewith, Grantor and Grantee have entered into that certain Right of Entry and Access Agreement (the "Agreement") concerning Grantee's initial construction of "Improvements" as described and defined in the Agreement.
3. By its execution below, Grantor and Grantee accept the terms of this Easement. This Easement shall inure to the benefit of and bind Grantor and any successor owner of the real property on which the Easement and Improvements constructed thereupon are located. This Easement shall be construed, enforced and interpreted in accordance with the laws of the State of California. This Easement may be executed in several counterparts, and all of such counterparts together shall constitute one and the same instrument.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

Dated this _____ day of _____ 2024.

GRANTEE:

CITY OF MANHATTAN BEACH,
a municipal corporation

By: _____

Print Name: _____

Title: _____

GRANTOR:

RECREATIONAL EQUIPMENT INC.,
a Washington corporation

By: 

Print Name: ROBERT T. KOTT

Title: DIRECTOR, REAL ESTATE

[NOTARY ACKNOWLEDGEMENTS BEGIN ON FOLLOWING PAGE]

ACKNOWLEDGEMENT FOR GRANTEE

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 that document.

State of California

County of _____) SS

On _____ before me, _____, Notary Public, 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 is true and correct.

Witness my hand and official seal.

(Signature) (SEAL)

[NOTARY ACKNOWLEDGEMENT CONTINUED ON FOLLOWING PAGE]

ACKNOWLEDGEMENT FOR GRANTOR

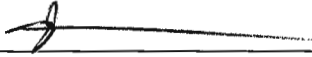
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF North Carolina)
) ss.
COUNTY OF Gulford)

On 10-24-2024 before me, Shamel Anderson, a Notary Public in and for the State of North Carolina, personally appeared Robert T. Koch 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 they executed the same in their authorized capacity as Director, Real Estate of RECREATIONAL EQUIPMENT, INC., a Washington corporation, and that by their signature on this instrument, the corporation upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of North Carolina that the foregoing is true and correct.

Witness my hand and official seal.


Notary Public Signature
Printed Name: Shamel Anderson
Residing at Greensboro, North Carolina
My Commission Expires: 7-31-29

(NOTARY SEAL)

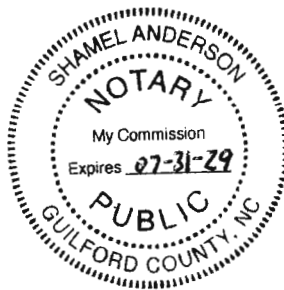


EXHIBIT "A"

LEGAL DESCRIPTION OF THE EASEMENT AREA

Right-of-Way Dedication

A portion of that certain Grant Deed, recorded in instrument number 98-2279471 Official Records of Los Angeles County, located in the City of Manhattan Beach, County of Los Angeles, State of California, more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 3 of Parcel Map No. 24240, In Book 269, Pages 62 through 64 inclusive of Parcel Maps Official Records of said County; thence coincident with the northerly line of said Parcel 3 North 89°49'21" West, 12.00 feet; thence leaving said northerly line North 00°08'17" East, 1.41 feet; thence North 14°08'07" East, 8.27 feet; thence North 00°08'17" East, 73.16 feet; thence North 15°57'45" East, 36.67 feet to the westerly right of way line of Aviation Boulevard having a half width of 44' as shown on said Parcel Map; thence along said westerly right of way line South 00°08'17" West, 117.88 feet to the **POINT OF BEGINNING**.

Containing 1.013 square feet acres, more or less.

Exhibit "B" attached hereto and made a part hereof.

The Basis of Bearings for this description is the California State Plane Coordinate System (CCS83), Zone 5, North American Datum 1983, constrained to Continuously Operating Reference Stations (CORS) P799 and P800, on the 2017.50 epoch.

END OF DESCRIPTION



Shannon K. Conaway

Licensed Land Surveyor
California No. 7537



September 29, 2023

Date

EXHIBIT "B"

DEPICTION OF THE EASEMENT AREA

