


Attachment 7

RECORDING REQUEST BY

WHEN RECORDED MAIL TO  
NAME *Robert V. Wadden Jr.*  
MAILING *City Attorney of*  
ADDRESS *Manhattan Beach*  
CITY, STATE *1400 Highland Ave.*  
ZIP CODE *Manhattan Beach, CA 90266*

03/12/2009	Recorded
	.....
20090358449	Original.
processing has been completed.	
LOS ANGELES COUNTY REGISTRAR - RECORDER	

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

*Irrevocable offer to Dedicate*



## City of Manhattan Beach Community Development

1400 Highland Avenue, Manhattan Beach, CA 90266  
Phone: (310) 802-5500 FAX: (310) 802-5501 TDD: (310) 546-3501

March 9, 2009

Los Angeles County Recorder  
12400 E. Imperial Highway  
Norwalk CA 90650

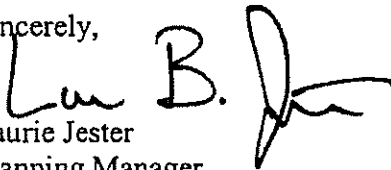
Re: Irrevocable Offer to Dedicate – Sepulveda Blvd. (see Exhibit A)

Please find enclosed above referenced document for recordation. The document involves an offer to dedicate land to the City for a State highway expansion, and therefore there is **no fee** charged to the City per Government Code Section 6103. When recorded, please mail this document to the following address:

City of Manhattan Beach  
Dept. of Community Development  
1400 Highland Avenue  
Manhattan Beach CA 90266

If there are any questions, please contact the undersigned at (310) 802-5510. Thank you.

Sincerely,

  
Laurie Jester  
Planning Manager  
Community Development Department

Recording Requested By:  
City Clerk  
City Of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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IRREVOCABLE OFFER TO DEDICATE

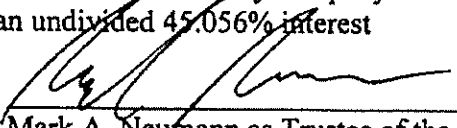
The undersigned hereby certifies that we are the Fee Title owners of or are parties having an interest in the hereinafter described real property, and the undersigned, for themselves, their heirs, successors and assigns, do hereby designate and set aside for future street purposes and other uses appurtenant thereto and irrevocably offer to dedicate to The City of Manhattan Beach a grant for public street purposes and other uses appurtenant thereto, in, over along, upon and across the hereinafter described real property located in The City of Manhattan Beach, County of Los Angeles, State of California, described in Exhibit A and Exhibit B.

This irrevocable offer to dedicate is made pursuant to and subject to all of the provisions of Government Code Section 7050 and shall continue in full force and effect until the time of acceptance by The City Council.


Such offer of dedication may be terminated and the right to accept such offer abandoned in the same manner as is prescribed for the summary vacation of streets or highways by Section 8300 and following of the Streets and Highways Code.


EXECUTED this 9<sup>th</sup> day of March 2009

3500 SEPULVEDA LLC,  
a Delaware limited liability company  
as to an undivided 45.056% interest

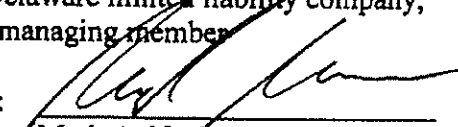
By:   
Mark A. Neumann as Trustee of the  
Neumann Family Trust dated July 4,  
2000, its sole member

13<sup>th</sup> & CREST ASSOCIATES, LLC,  
a California limited liability company  
as to an undivided 26.609% interest


By:   
Cris Bennett, Trustee of the Bennett  
Family Revocable Trust dated April 3,  
2003, its managing member

By:   
Carolyn Bennett, Trustee of the  
Bennett Family Revocable Trust dated  
April 3, 2003, its managing member

By: Twin El Segundo, LLC,  
a Delaware limited liability company,  
its managing member

By:   
Mark A. Neumann as Trustee of  
the Neumann Family Trust  
dated July 4, 2000, its sole  
member

6220 SPRING ASSOCIATES, LLC,  
a California limited liability company  
as to an undivided 28.335% interest

By:   
Richard S. Rizika, Trustee of the  
Rizika Family Trust, its member, and  
Chief Executive Officer

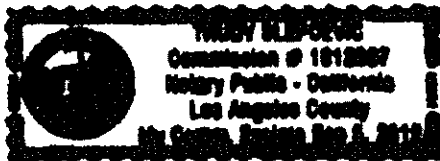
STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On March 9, 2009, before me, Trudy Skpcevic, a Notary Public in and for said state, personally appeared Mark A. Neumann, personally known to me (or 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 he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

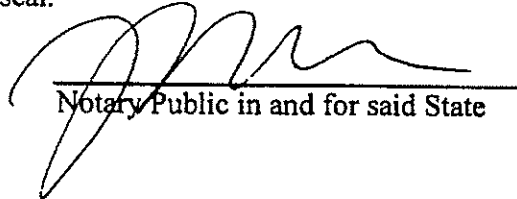
Trudy Skpcevic  
Notary Public in and for said State

(SEAL)



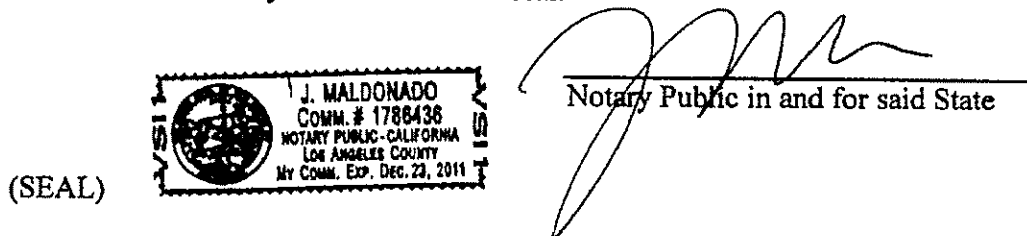
COUNTY OF LOS ANGELES

WITNESS my hand and official seal.



COUNTY OF LOS ANGELES

WITNESS my hand and official seal.

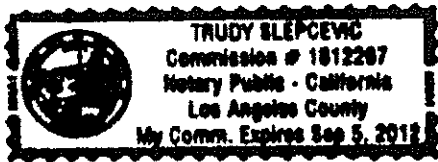


Notary Public in and for said State

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

On March 9, 2009, before me, Trudy Stepcovic, a Notary Public in and for said state, personally appeared Mark A. Neumann, personally known to me (or 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 he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

**WITNESS** my hand and official seal.



(SEAL)

Lundy Allen  
Notary Public in and for said State

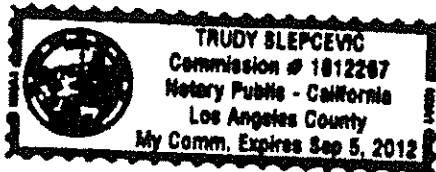
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On March 9, 2009, before me, Trudy Stepcevic, a Notary Public in and for said state, personally appeared Richard S. Rizika, personally known to me (or 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 he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Trudi Aley  
Notary Public in and for said State

(SEAL)



## ACKNOWLEDGMENT

State of California

County of Los Angeles

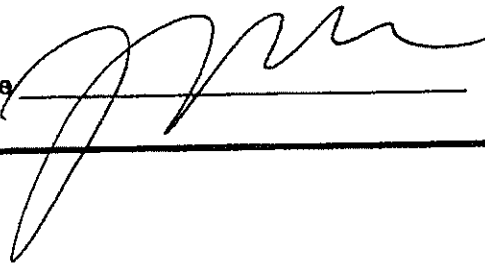
On March 6, 2009 before me, J. Maldonado  
(insert name and title of the officer)

personally appeared Carolyn & Cris Bennett,  
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)

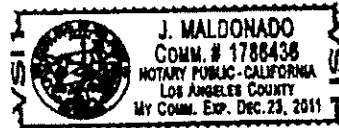




Exhibit A

DESCRIPTION OF THE PROPERTY

That portion DESCRIBED BELOW of PARCEL 12, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 12219, FILED IN BOOK 122 PAGES 33 TO 35 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A variable width strip of land along the Sepulveda Boulevard (Route 1) frontage of the said parcel which will be defined accurately by a metes and bounds description that will be created by The State of California Department of Transportation (Caltrans) or their authorized agents. The areas to be dedicated are shown on the attached Exhibit B "Certification Map Of Sepulveda Bl", dated 11-14-96, DETAIL "A" as Parcel No. P27-11, P27-11F.1, and 27-11P.1

In addition to the dedication of land, the property owners agree to execute the necessary right of entry documents and/or temporary construction easements that may be required by Caltrans to facilitate the construction of certain roadway improvements to be installed in conjunction with the acquisition of the above described right of way and the planned widening of Sepulveda Boulevard. It is understood that all costs of preparing documents to facilitate the dedication of the property, plans and specifications and the construction of the street and appurtenances shall be solely the responsibility of The City of Manhattan Beach, Caltrans or their authorized agents. The scope of work shall include, but not be limited to the street, curb and gutter, sidewalks, retaining walls, replacement of landscaping. Construction of the improvements shall not impair access to the premises or any usage under the current zoning and entitlements. This dedication is made subject to the rights, terms and conditions of a certain unrecorded Ground Lease between Manhattan Hacienda Property Co. as Lessor, and Manhattan Beach Commercial Properties, a general partnership as Lessee, said Ground Lease dated March 10, 1981.



## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the \_\_\_\_\_ dated \_\_\_\_\_, 201\_, from **3500 SEPULVEDA LLC, a Delaware limited liability company, as to an undivided 45.056% interest, 13<sup>TH</sup> & CREST ASSOCIATEES, LLC, a California limited liability company, as to an undivided 26.609% interest, and 6220 SPRING ASSOCIATES, LLC, a California limited liability company, as to an undivided 28.335% interest, as tenants-in-common, to THE CITY OF MANHATTAN BEACH, a municipal corporation, (the "City"),** by the within instrument, the provisions of which are incorporated by this reference as though fully set forth in this Certification, is hereby accepted by the undersigned officer(s) pursuant to authority of Resolution No. 16-0002 of the City Council of said City adopted at regular meeting of \_\_\_\_\_, 201\_, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_ \_\_\_\_\_

Print Name: Mark Danaj\_\_\_\_\_

Title: City Manager\_\_\_\_\_