

Attachment 9

**RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:**

The City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266
Attention: City Clerk

APN: 4138-020-002

(Space above this line for Recorder's use)

APN(s): 4138-020-002

GRANT DEED

This transfer is exempt from Documentary Transfer Tax as a conveyance for no consideration, and is exempt from Recording Fees pursuant to California Government Code Section 6103.

CHEVRON U.S.A. INC., a Pennsylvania corporation ("Grantor"), hereby grants to the CITY OF MANHATTAN BEACH, a California municipal corporation ("Grantee"), that certain land located in the City of Manhattan Beach, County of Los Angeles, State of California, more particularly descried on EXHIBIT "A" and shown on EXHIBIT "B", attached hereto, and any and all improvements and fixtures located thereon (the "Property").

The Property is being conveyed to Grantee subject to: (i) all liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record; (ii) any matters of which Grantee has knowledge or notice; (iii) all matters which would be revealed or disclosed in an accurate survey or inspection of Property; (iv) liens for taxes on real property and any general or special assessments of record with respect to the Property not yet delinquent; and (v) all laws, ordinances and governmental rules, regulations and restrictions affecting the Property.

FURTHER, THE PROPERTY IS BEING CONVEYED 'AS IS, WHERE IS', AND WITHOUT ANY WARRANTIES OF ANY NATURE WHATSOEVER, EXPRESSED OR IMPLIED, BETWEEN GRANTOR AND GRANTEE, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO NEGATE AND EXCLUDE ALL WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES WHATSOEVER.

By its acceptance hereof, Grantee, on behalf of itself and its successors and assigns, hereby waives its right to recover from Grantor and forever releases, covenants not to sue and discharges Grantor from any and all damages, demands, claims, losses, liabilities, penalties, fines, liens, judgments, and costs or expenses whatsoever, including attorneys' fees and costs, whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with the Property, including, without limitation, the physical or

environmental condition of the Property. In this regard, Grantee hereby waives all rights it has or may hereafter have that any claim, demand, obligation or cause of action has, through ignorance, oversight or error, been omitted from the terms of this paragraph, and expressly waives all rights it may have, or claim to have, under the provisions of California Civil Code Section 1542, or equivalent law of any jurisdiction, which provides:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH DEBTOR.”

IN WITNESS WHEREOF, the undersigned Grantor has executed this Grant Deed as of the date set forth below.

Dated: 16 May, 2016

GRANTOR:

CHEVRON U.S.A. INC.
a Pennsylvania corporation

By: Frank G. Soler

Name: Frank G. Soler

Title: Assistant Secretary

EXHIBITS "A" and "B"

Legal Description and Plat Map of Property

APN: 4138-020-002

[SEE THE FOLLOWING PAGES]

EXHIBIT "A"
LEGAL DESCRIPTION
4138-020-002

PARCEL A

THAT PORTION OF THE LAND DESCRIBED IN THE CORPORATION GRANT DEED, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DOCUMENT RECORDED FEBRUARY 3, 1977 AS INSTRUMENT NO. 181242, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SEPULVEDA BOULEVARD PER DOCUMENT RECORDED FEBRUARY 19, 1935 IN BOOK 13277, PAGE 106, OF OFFICIAL RECORDS AND THE GENERALLY NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY PER DOCUMENT RECORDED OCTOBER 31, 1888 IN BOOK 508, PAGE 76, OF DEEDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID EASTERLY LINE PER BOOK 13277, PAGE 106 NORTH 05°38'54" WEST, 24.41 FEET TO THE NORTHERLY LINE OF SAID LAND DESCRIBED IN INSTRUMENT NO. 181242;

THENCE LEAVING SAID EASTERLY LINE PER BOOK 13277, PAGE 106 AND ALONG SAID NORTHERLY LINE SOUTH 89°49'59" EAST, 33.00 FEET TO SAID GENERALLY NORTHWESTERLY RIGHT-OF-WAY LINE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5,779.65 FEET, A RADIAL LINE TO SAID POINT ON CURVE BEARS NORTH 38°08'24" WEST;

THENCE LEAVING SAID NORTHERLY LINE AND SOUTHWESTERLY ALONG SAID GENERALLY NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'12" AN ARC LENGTH OF 39.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 400 SQUARE FEET, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83, ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

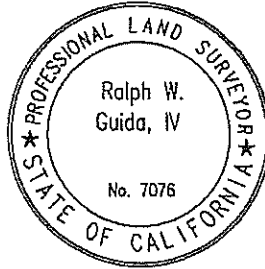
THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

Ralph W. Guida, IV

RALPH W. GUIDA, IV, P.L.S. 7076

4/4/16

DATE



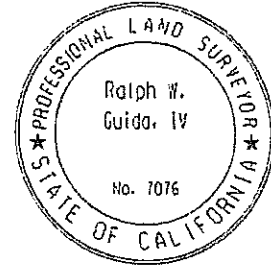
PLAT TO ACCOMPANY
LEGAL DESCRIPTION

PREPARED BY ME OR UNDER MY DIRECTION:

Ralph W. Guida, IV
RALPH W. GUIDA, IV P.L.S. 7076

4/4/16

DATE

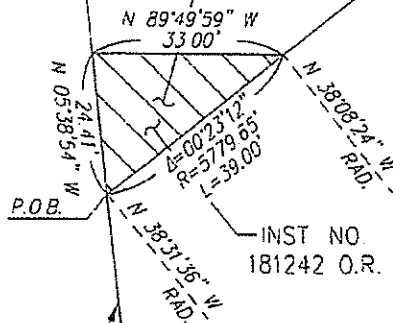


VARIES

INST. NO 04-1123081

100.

PARCEL A
400 SQ. FT.



A. T. & S. F. R.R. R/W
BK. 508, PG. 76, OF DEEDS

SEPULVEDA BOULEVARD

N 00°07'19" E

VARIES

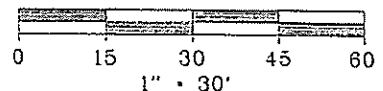
EASTERLY LINE OF SEPULVEDA BOULEVARD
PER BK. 13277, PG. 106 O.R.

100.

PARCEL 12
PARCEL MAP NO. 12219
P.M.B. 122/33-35

SHEET 1 OF 1

EXHIBIT "B"
4138-020-002



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.

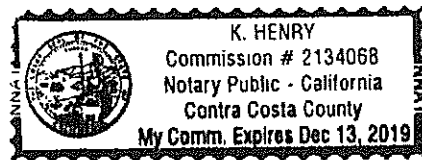
State of California)
County of Contra Costa)

On May 10, 2016 before me K. Henry, Notary Public, personally appeared Frank G. Soler, 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 K. Henry



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 201__, from **CHEVRON U.S.A.**, a Pennsylvania corporation, ("Grantor") 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. 16-0043 of the City Council of said City adopted at regular meeting of _____, 20__, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated this ____ day of _____, _____

Print Name: Mark Danaj

Title: City Manager