

RESOLUTION NO. 16-0002

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL  
APPROVING A PURCHASE AND SALE AGREEMENT FOR  
CERTAIN PROPERTY INTERESTS IN REAL PROPERTY  
COMMONLY KNOWN AS 3500 SEPULVEDA BLVD,  
MANHATTAN BEACH AND ACCEPTING AN IRREVOCABLE  
OFFER TO DEDICATE REAL PROPERTY FROM 3500  
SEPULVEDA LLC, ET AL. FOR THE SEPULVEDA BRIDGE  
WIDENING PROJECT

THE MANHATTAN BEACH CITY COUNCIL DOES HEREBY FIND, RESOLVE  
AND DETERMINE AS FOLLOWS:

SECTION 1. The City has undertaken the Sepulveda Bridge Widening project ("Project") to widen and improve the northbound travel lane along the east side of Sepulveda Boulevard between 33<sup>RD</sup> Street and Rosecrans Avenue in the City.

SECTION 2. In connection with the Project, the City requires the acceptance of an Irrevocable Offer to Dedicate from the property owners; 3500 Sepulveda LLC, a Delaware limited liability company as to an undivided 45.056% interest, and 13<sup>th</sup> & Crest Associates, 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 (collectively "Owners").

SECTION 3. The Owners prepared an Irrevocable Offer to Dedicate that set aside a portion of their property for public street purposes and other uses appurtenant thereto, in, over along, upon and across the real property located at 3500 N. Sepulveda Boulevard ("Property") in the City.

SECTION 4. On March 12, 2009, the Owners caused the Irrevocable Offer to Dedicate to be recorded with the County Recorder's Office as document # 20090358449. Attachment A to this Resolution is a true and correct copy of the recorded Irrevocable Offer to Dedicate, including Exhibits A and B thereto, and is incorporated by this reference.

SECTION 5. The City Council hereby accepts and consent to the Irrevocable Offer to Dedicate and conveyance to the City of a portion of Property for public street purposes and other uses appurtenant thereto.

SECTION 6. The City Council hereby duly authorizes the City Manager to accept the above-referenced Irrevocable Offer to Dedicate and directs the City Clerk to record a Certificate of Acceptance on behalf of the City with the County Recorder's Office.

SECTION 7. In connection with the Project, the City also requires a Permanent Highway Maintenance Easement and a Temporary Construction Easement ("Subject Property Interests") in the property located at 3500 Sepulveda Blvd. The City and the Owners have negotiated a Purchase and Sale Agreement for the purchase and sale of the Subject Property Interests.

SECTION 8. The City Council hereby approves the Purchase and Sale Agreement. The City Manager is directed to execute the Purchase and Sale Agreement, substantially in the form attached to the agenda report that accompanied this resolution, on behalf of the City of Manhattan Beach, and is authorized to take all other actions necessary to implement the Purchase and Sale Agreement, including execution and recordation of the Certificate of Acceptance.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED December 20, 2016.

Ayes:

Noes:

Absent:

Abstain:

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Tony D'Errico  
Mayor, City of Manhattan Beach

ATTEST:

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Liza Tamura  
City Clerk

**ATTACHMENT A**  
**IRREVOCABLE OFFER TO DEDICATE**