

Recording Requested by
And When Recorded Mail to:

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

GRANT DEED – PUBLIC STREET EASEMENT

For valuable consideration, receipt of which is hereby acknowledged,

MANHATTAN MEDICAL PARTNERS, LLC, a California Limited Liability Company

does hereby grant and dedicate to public use, to the CITY OF MANHATTAN BEACH, a municipal corporation of Los Angeles County, State of California, a permanent easement and right-of-way for public street and sidewalk and incidents and appurtenances thereto, over, under, along and across all that 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 15, in BLOCK 7, TRACT No. 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN MAP BOOK 13, PAGES 182-183, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, and more particularly described on the attached Exhibit "A".

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

Dated this 8th day of JUNE, 2017.

See Page 2 for signature block and notary acknowledgment

This deed is exempt from recording fees per Government Code Section 27383.

MANHATTAN MEDICAL PARTNERS, LLC,
a California Limited Liability Company

By: The Watermark Group, LLC,
a California limited liability company

By:


George Apostol,
its 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 6/8/2017 BEFORE ME, Carol L. Herschelmann,

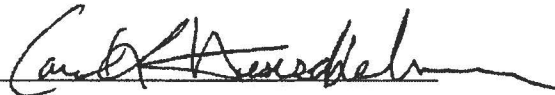
A NOTARY PUBLIC, PERSONALLY APPEARED George Apostol

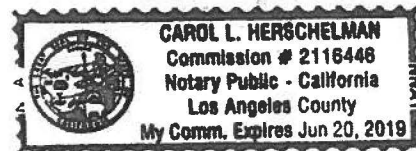
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), 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





This acknowledgment is attached to the following document:

Title of Document: Grant Deed-Public Street Easement

Number of Pages: 4 pages

Dated: June 8, 2017

Exhibit "A"
Legal Description

DEDICATION:

A PORTION OF LOT 15 IN BLOCK 7, OF TRACT NO. 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 15, SOUTH $89^{\circ}41'00''$ EAST 19.88 FEET TO THE INTERSECTION OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND WHICH IS TANGENT TO THE WESTERLY LINE OF SAID LOT 15;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}38'39''$ A DISTANCE OF 31.29 FEET TO A POINT OF TANGENCY WITH SAID WESTERLY LINE OF LOT 15;

THENCE ALONG SAID WESTERLY LINE OF LOT 15, SOUTH $00^{\circ}02'21''$ EAST 19.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 85 SQUARE FEET, MORE OR LESS.



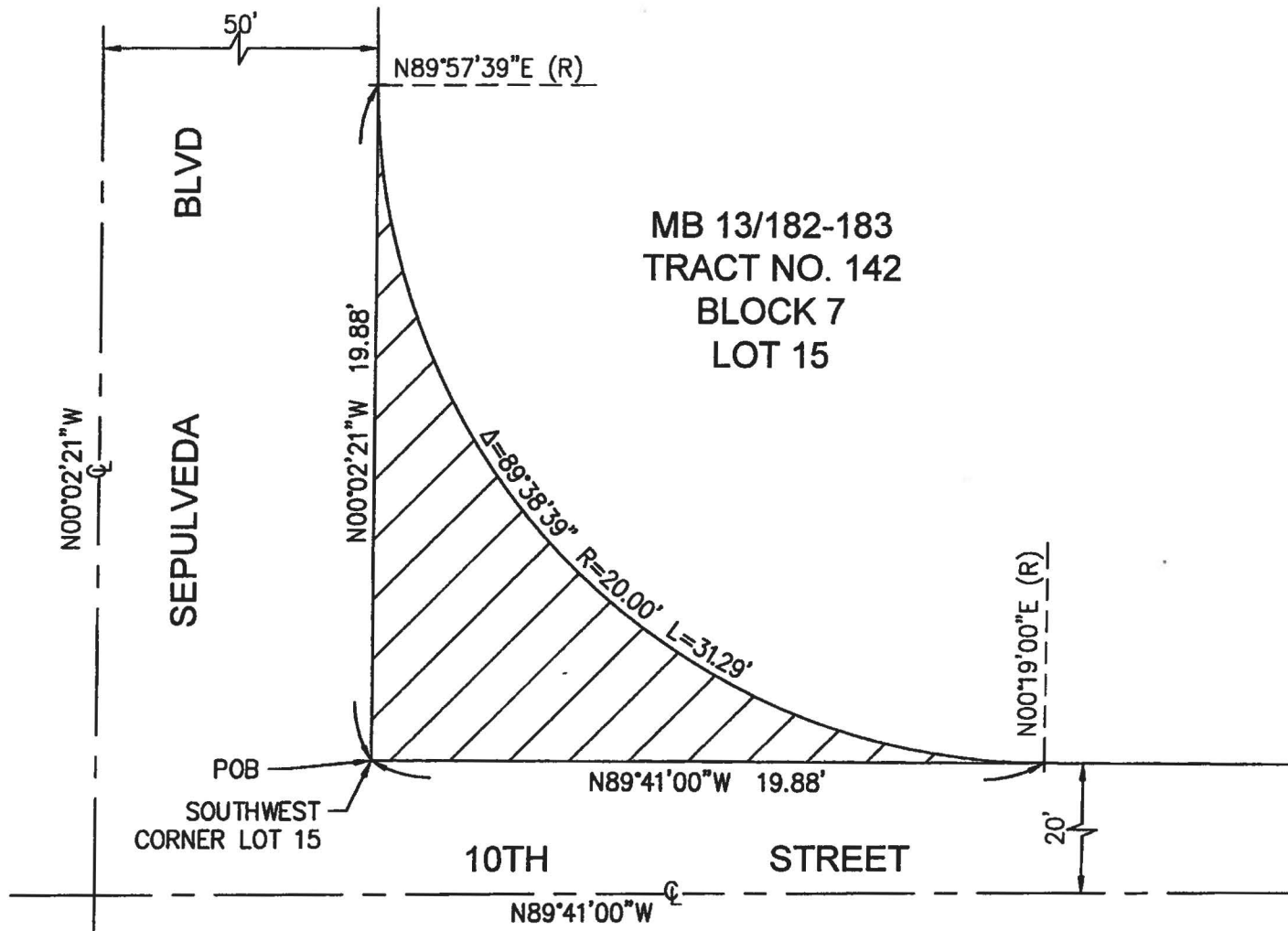
RYAN A. POST, LS 8785

NOV. 9, 2016

DATE



EXHIBIT "B"



AREA OF DEDICATION CONTAINING
85 SF, MORE OR LESS



ATC DESIGN GROUP

ARCHITECTS • ENGINEERS • SURVEYORS

RYAN A. POST, LS 8785

NOVEMBER 9, 2016

DATE

SCALE 1"=5'

JOB 16-3662

DATE 11.09.16

PAGE 1 OF 1



0 5'
SCALE: 1" = 5'

