DATE: May 14, 2019

TO: Mayor and Council Members

FROM: Public Works Department

SUBJECT: Resolution Accepting Offer of Dedication for Yukon Avenue from Costco Wholesale Corporation (Costco)

RECOMMENDATION:
It is recommended that the Mayor and Council Members adopt a resolution accepting the offer of dedication for Yukon Avenue by Costco Wholesale Corporation.

BACKGROUND:
Costco Wholesale Corporation (Costco) is an American multinational corporation which operates a variety of chain supermarkets in the United States and other countries. It is considered to be one of the largest retailers in the world. On June 8, 2018, Costco submitted a development plan for their fuel station expansion at the Yukon Avenue entrance. The development includes expansion of their fuel dispensing area including reconfiguration of their driveway and landscape improvement.

DISCUSSION:
The development of the driveway area includes offering to the City a portion of property that will be reconfigured for the sidewalk and radius of the driveway. Costco is offering the City a dedicated area of 148 square feet as mentioned in Exhibit A and Exhibit B.

Per City Council Resolution No. 92-105 adopted on December 15, 1992, any resolution regarding street right-of-way dedication must be brought to the City Council for consideration and approval. After accepting this street dedication, the City will include it in its planned right-of-way.

FINANCIAL/FUNDING ISSUES AND SOURCES:
None.

LEGAL REVIEW VERIFICATION: [Signature]
The administrative staff has verified that the legal documents accompanying this report have been submitted to, reviewed, and approved by, the Office of the City Attorney.

FINANCE REVIEW VERIFICATION: [Signature]
The administrative staff has verified that this report, in its entirety, has been submitted to, reviewed, and approved by, the Finance Department.

DESCRIPTION OF ANY ATTACHMENTS:
Attachment No. 1 – Resolution
Attachment No. 2 - Offer of Dedication Letter from Costco
Mayor and Council Members
Offers of Dedications for Costco Yukon Avenue
May 7, 2019

APPROVAL VERIFICATION SHEET

PREPARED AND REVIEWED BY:
Louis A. Atwell, P.E., Asst. City Manager/Public Works Director
Boytrese Osias, Senior Engineer
Joi L. Aldridge, Management Assistant to Director

COUNCIL PRESENTER:
Louis A. Atwell, P.E., Asst. City Manager/Public Works Director

DEPARTMENT HEAD/ASSISTANT CITY MANAGER APPROVAL: 
Louis A. Atwell, Asst. City Mgr./PW Director

CITY MANAGER APPROVAL: 
Artie Fields, City Manager
ATTACHMENT NO. 1
RESOLUTION NO.: ________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD ACCEPTING THE COSTCO WHOLESALE
CORPORATION’S IRREVOCABLE OFFER TO DEDICATE A
PORTION OF ITS PROPERTY LOCATED ON THE EAST SIDE
OF YUKON AVENUE.

WHEREAS, Costco Wholesale Corporation (the “Grantor”) is an American multinational
corporation which operates a variety of chain supermarkets throughout the United States; and

WHEREAS, the Grantor is seeking to develop its fuel station which is located within the
City of Inglewood (the “City”); and

WHEREAS, the “Grantor” is the legal owner of a certain portion of real property more
particularly described in its Irrevocable offer to Dedicate - Yukon Avenue Right-of-Way, (the
“Dedicated Property’’); and

WHEREAS, the Grantor has agreed to irrevocably offer for dedication the Dedicated
Property to the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Inglewood,
California, does hereby:

SECTION 1. Insert the aforementioned recitals herein and accepts them as
true and correct.

SECTION 2. Accept Exhibit “1,” the Irrevocable Offer to Dedicate (Yukon
Avenue Right-of-Way), and incorporates said Exhibit herein by this reference as if set forth in
full.

SECTION 3. Request the City Clerk to record a Certificate of Acceptance with
the Los Angeles Record’s Office that is consistent with this City Council action.

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BE IT FURTHER RESOLVED that the City Clerk shall certify to the adoption of this Resolution and the same shall be in full force and effect immediately upon adoption.

Passed, approved and adopted this ___________ day of __________, 2019

CITY OF INGLEWOOD

__________________________________________
James T. Butts, Jr.,
Mayor

ATTEST:

__________________________________________
Yvonne Horton,
City Clerk
RECording REQUESTED BY
AND WHEN RECORDED RETURN

Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027
ATTN: Legal - Property Management
APN(s) : 4030-001-011

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

IRREVOCABLE OFFer TO DEDICATE
(YUKON AVENUE RIGHT-OF-WAY)

This Irrevocable Offer to Dedicate is made as of April 12, 2019, by Costco Wholesale Corporation ("Grantor").

WHEREAS, Grantor is the legal owner of that certain real property more particularly described on Exhibit A and depicted on Exhibit B, each attached hereto and incorporated herein by reference (the "Dedicated Property"); and

WHEREAS, Grantor has agreed to irrevocably offer for dedication the Dedicated Property to the City of Inglewood (the "City");

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby designate and set aside for future use as public right-of-way and irrevocably offer to dedicate to the City fee title to the Dedicated Property.

This Irrevocable Offer to Dedicate shall continue in full force and effect until the City Council of the City accepts such offer. The dedication of the Dedicated Property shall be deemed to be completed upon acceptance of this Irrevocable Offer to Dedicate by the City Council of the City.

[SIGNATURE FOLLOWS ON NEXT PAGE]
IN WITNESS WHEREOF, Grantor has caused this Irrevocable Offer to Dedicate to be executed as of the day and year first above written.

GRANTOR:

Costco Wholesale Corporation

By: Gail E. Totten
Name: Gail E. Totten
Title: AVP Assistant Secretary
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 WASHINGTON

COUNTY OF KING

On April 12, 2019, before me, Rick Jerabek, a Notary Public, personally appeared Gail E. Tsuboi, Assistant Secretary of Costco Wholesale Corporation, a Washington corporation, 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”

LEGAL DESCRIPTION

EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES

THAT PORTION OF PARCEL A, IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER PARCEL MAP NO. 27117, AS SHOWN ON MAP FILED IN BOOK 324, PAGES(S) 15 THROUGH 18, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE ON THE EASTERLY LINE OF THAT CERTAIN EASEMENT DEDICATED TO THE CITY OF INGLEWOOD FOR PUBLIC STREET AND UTILITY PURPOSES HAVING A BEARING AND DISTANCE OF “NO0°19'33"E 39.04’’ AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.37 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 00°19'55" EAST;

THENCE ALONG THE SOUTHERLY LINE OF SAID EASEMENT, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE 17.39 FEET THROUGH A CENTRAL ANGLE OF 64°48'S2" TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE OF SAID PARCEL 1, A RADIAL LINE TO SAID POINT BEARS NORTH 64°28'S7" WEST;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°02'25" WEST 11.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 16.13 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 66°36'S6" WEST;

THENCE LEAVING SAID WESTERLY LINE, NORTHEASTERLY AND EASTERLY ALONG SAID CURVE 17.86 FEET THROUGH A CENTRAL ANGLE OF 63°25'S9" TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF SAID COURSE, SAID POINT BEING A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS NORTH 03°11'S7" WEST;

THENCE ALONG SAID SOUTHERLY PROLONGATION, NORTH 00°19'33" EAST 10.22 FEET TO THE POINT OF BEGINNING.
HAVING AN AREA OF 148 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 27th DAY OF MARCH, 2019

KURT R. TROXELL, L.S. 7854
FUSCOE ENGINEERING
EXHIBIT "B"
EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES

SKETCH

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF YUKON AVENUE BEING NORTH 00'02'25" EAST AS SHOWN ON PARCEL MAP NO. 27117, P.M.B. 324/15-18, RECORDS OF LOS ANGELES COUNTY.

RECORD DATA NOTE:
[ ] - PARCEL MAP NO. 27117
P.M.B. 324/15-18

PARCEL MAP NO. 27117

PARCEL A

SCALE: 1" = 10'

PAGE 1 OF 1
ATTACHMENT NO. 2
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
City Clerk, City Hall
City of Inglewood
One West Manchester Boulevard
Inglewood, CA 90301

FREE RECORDING: this is
for the benefit of the City of Inglewood
and is entitled to be recorded
without fee. (Gov. Code 6103)

CERTIFICATE OF ACCEPTANCE
(PURSUANT TO CA. GOVE CODE SECTION 27281)

This is to certify that the interest in real property (the “Property”) conveyed by grant dated April 12, 2019, from Costco Wholesale Corporation to the City of Inglewood, a municipal corporation (the “City”) is hereby accepted by Resolution No.: _______ of the Inglewood City Council on
_______ ______, 2019. Said Property consists of 148 square feet of real property within parcel APN
4030-001-011 but is more specifically described in Exhibit “1,” which Exhibit is incorporated
herein by this reference as if set forth in full.

Date: ______ _______, 2019, by

City of Inglewood, a California
corporation

__________________________
Yvonne Horton,
City Clerk