

RESOLUTION NO. ____

A RESOLUTION OF CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, APPROVING A LICENSE AND HOLD HARMLESS AGREEMENT WITH CRAIG REALTY GROUP CITADEL, LLC FOR GEOTECHNICAL/GEOLOGICAL TESTING AT THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF WASHINGTON BLVD. AND TELEGRAPH ROAD, IN THE CITY OF COMMERCE

WHEREAS, the City of Commerce (the "City") is the owner of record of 10.62 acres of partially improved real property located at the northwest corner of Washington Boulevard and Telegraph Road, in the City of Commerce, and more particularly described in the Certificates of Compliance recorded February 3, 2012, as Instrument No. 2012018998, Exhibits "A-2" and "B" (the "Premises"); and

WHEREAS, the City is currently the owner of record of the Premises, but pursuant to AB 26 and AB 1484, is holding the Premises in trust for the Successor Agency to the Commerce Community Development Commission ("Successor Agency"); and

WHEREAS, the Successor Agency and Craig Realty Group Citadel, LLC, who is working with the Commerce Casino, have agreed upon a price for the purchase of the Premises and are currently working on the completion of a Purchase and Sell Agreement for the Premises. Craig Realty Group Citadel, LLC desires to have access to the Premises at this time in order to conduct certain geotechnical/geological testing that will be necessary to evaluate the condition and usability of the Premises; and

WHEREAS, the scope of work will consist of a feasibility investigation including a site reconnaissance and limited subsurface exploration. Craig Realty Group Citadel, LLC's contractor will perform Cone Penetration Tests (CPTs) to evaluate the existing subsurface conditions and will also perform percolation/infiltration testing to determine the feasibility of storm water disposal; and

WHEREAS, the City desires to license the Premises for access by Craig Realty Group Citadel, LLC and its employees, its contractor, subcontractors and their employees in connection with such due diligence investigation.

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY DETERMINE AND RESOLVE AS FOLLOWS:

Section 1. The License and Hold Harmless Agreement between the City of Commerce and Craig Realty Group Citadel, LLC, is hereby approved. The Mayor is authorized to execute the Agreement for an on behalf of the City.

PASSED, APPROVED AND ADOPTED this 21st day of March 2017.

Ivan Altamirano, Mayor

ATTEST:

Lena Shumway
City Clerk