

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: City Manager –Adopt RESOLUTION authorizing the use of Eminent Domain by Torrance Memorial Medical Center.

RECOMMENDATION

Recommendation of the City Manager that the City Council adopt a RESOLUTION giving consent to Torrance Memorial Medical Center (TMMC), a Non-Profit Hospital, for the use of Eminent Domain pursuant to Section 1245.320(b) of the Code of Civil Procedure and California Law to acquire property for hospital purposes. Property location 3250 Lomita Boulevard, Torrance.

FUNDING

No funding is required for the requested action.

BACKGROUND

Torrance Memorial Medical Center (TMMC) is required under state law to seismically upgrade or replace any hospital building built prior to 1973 by January 1, 2013. The hospital's intent was to retrofit an existing building but it has found that the costs were greater than the benefit received and that the development of a new structure was more cost effective and would have a longer lifespan. TMMC has located a property that is adjacent to their current facility that will assist in their long-term expansion plans. In order to secure the property, TMMC has requested that the City adopt the required resolution to allow them to utilize Eminent Domain, as allowed for by law, once the local Agency adopts a Resolution authorizing this action.

ANALYSIS

The hospital has found a location that is suitable for their expansion plans. The property, located at 3250 Lomita Boulevard, is a medical office condominium owned by sixteen entities. All owners have been properly notified of the proposed action this evening (Attachment D).

The action being requested tonight is to give TMMC the ability to use Eminent Domain to acquire property. This type of Eminent Domain process is allowed if the local Agency (Torrance) adopts an enabling Resolution. If Your Honorable Body adopts the attached Resolution, it would allow only for the acquisition of the property. All governmental review and approvals for this type of development must go through the standard review and entitlement process. Adoption of the Resolution does not give tacit approval or any entitlements to their proposed expansion.

The use of Eminent Domain by a Non-Profit Hospital is authorized in Section 1245.320(b) of the Code of Civil Procedure and California Law.

Respectfully submitted,

LeROY J. JACKSON
City Manager



By: Brian K. Sunshine
Assistant to the City Manager

CONCUR:



LeRoy J. Jackson
City Manager

Attachments:

- A) RESOLUTION
- B) Location Map
- C) Owner list
- D) Copy of Notice Letter
- E) Letter from TMMC dated October 2, 2007

RESOLUTION NO. 2008-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
CONSENTING TO THE USE OF EMINENT DOMAIN BY
TORRANCE MEMORIAL MEDICAL CENTER, A NONPROFIT HOSPITAL

WHEREAS, pursuant to Section 1245.320(b) of the Code of Civil Procedure and California law, Torrance Memorial Medical Center, a nonprofit hospital ("TMMC"), has the power of eminent domain to acquire property for hospital purposes; and

WHEREAS, pursuant to Section 1245.330 of the Code of Civil Procedure a nonprofit hospital may not commence an eminent domain proceeding to acquire any property until the City Council has adopted a resolution consenting to the acquisition of such property by eminent domain; and

WHEREAS, TMMC is obligated, by statute, to seismically upgrade or replace TMMC's central hospital tower and, to replace that tower, TMMC anticipates constructing a new hospital building; and

WHEREAS, TMMC has retained architects, engineers and other land planners to evaluate the most appropriate location for the new hospital building, and after substantial study, believes that the property easterly of TMMC is the most appropriate location for the potential expansion project. No feasible alternative location exists for such expansion because of the location of Lomita Boulevard and the proximity of the municipal airport; and

WHEREAS, a map of the property of the proposed expansion (the subject property) and its relation to TMMC's existing hospital is attached hereto as Exhibit A. The subject property, commonly referred to as 3250 Lomita Boulevard, Torrance, is presently improved with an office building. There is no anticipated change in use of the subject property for several years; and

WHEREAS, the property interests to be acquired consist of fourteen office condominium units. These property interests, and the names and addresses of the persons appearing on the last equalized county assessment roll for tax purposes, are listed in Exhibit B; and

WHEREAS, on March 13, 2008, notice of the City's intention to adopt a resolution consenting to Torrance Memorial Medical Center's use of eminent domain to acquire the properties listed on Exhibit B was sent to persons whose names appear on the last equalized County Assessment Roll as owners of said properties. The notice specified April 1, 2008, at 7:00 p.m. in the City Council Chambers, 3031 Torrance Blvd., Torrance, CA 90503 as the time and place for the hearing thereon. The notice specified the right to be heard on matters referred to in Code of Civil Procedure section 1240.030. Further, the notice specified that the failure to file a written request to appear and be heard within 15 days after the notice was mailed will result in the waiver of the right to appear and be heard; and

WHEREAS, the hearing was held at that time and place, and all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF TORRANCE FINDS, DETERMINES, AND DECLARES AS FOLLOWS:

- 1. The public interest and necessity require the proposed project; and
- 2. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury; and
- 3. The property described in the resolution is necessary for the proposed project; and
- 4. The hardship to Torrance Memorial Medical Center, if the acquisition of the property by eminent domain is not permitted, outweighs any hardship to the owners of such property.

Accordingly, the City Council of the City of Torrance consents to Torrance Memorial Medical Center's acquisition by eminent domain of the properties listed on Exhibit B.

INTRODUCED, APPROVED AND ADOPTED this _____ day of _____ 2008.

ATTEST:
Torrance

Frank Scotto, Mayor of the City of

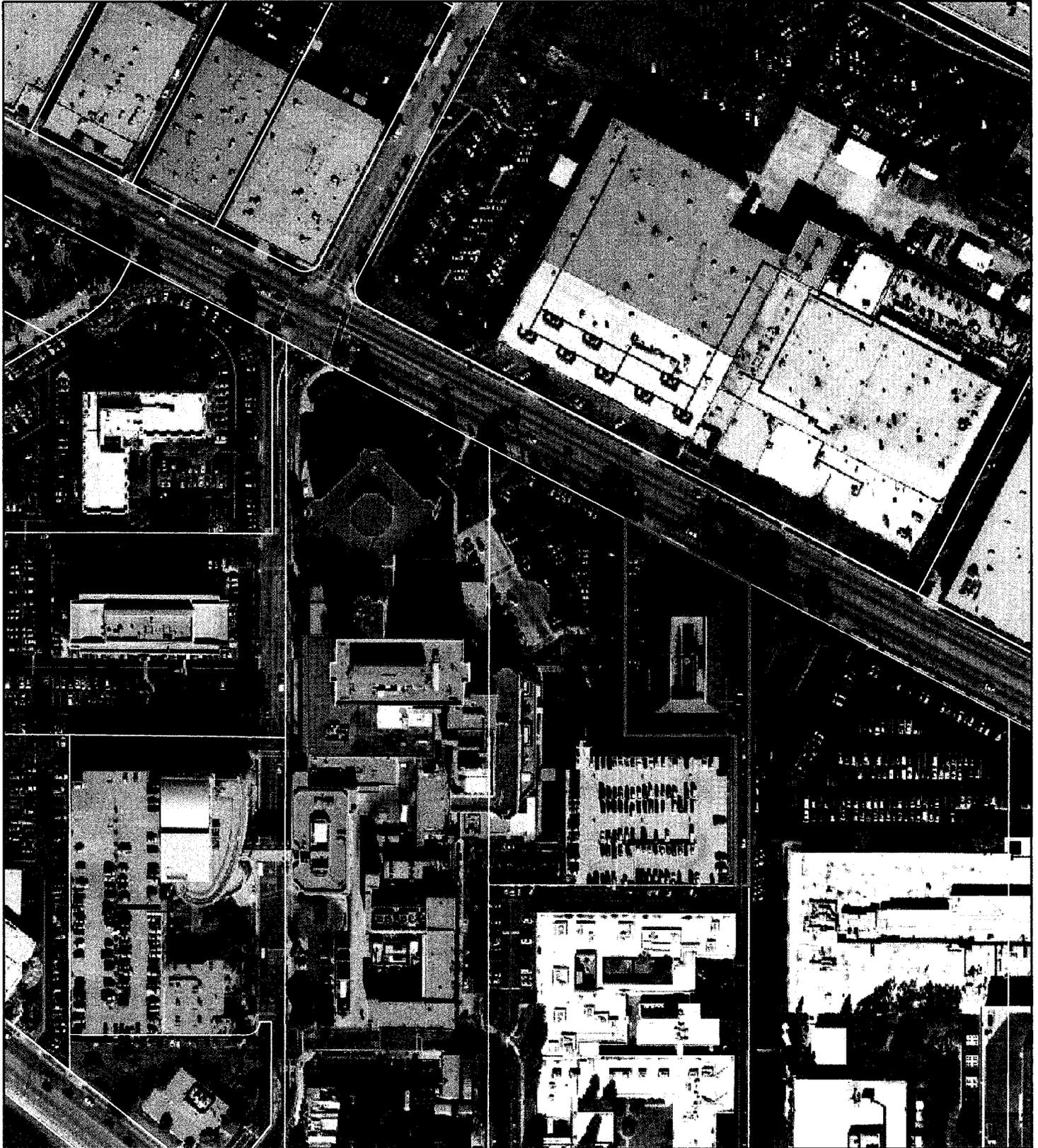
Sue Herbers, City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III
City Attorney

By _____
Ronald T. Pohl
Assistant City Attorney

Attachments:	Exhibit A	Map
	Exhibit B	List of Property Owners

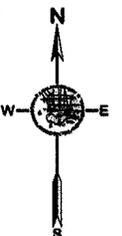


Lines and photos are approximate, not to be used for establishing absolute or relative positions

Map of 3250 Lomita Blvd and its Relationship to TMMC



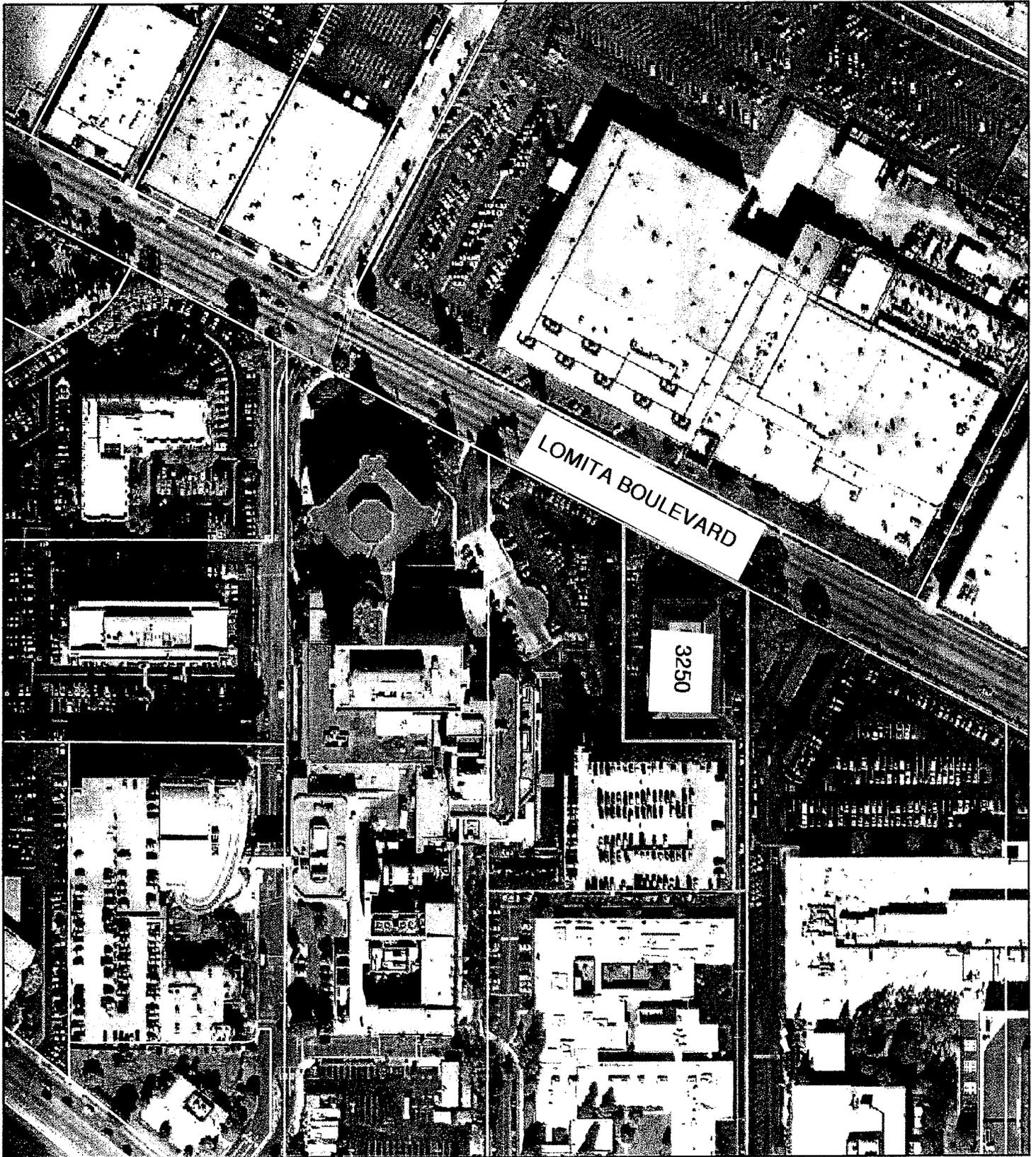
Jeffery W. Gibson
Community Development Department



3250 Lomita Boulevard, Torrance, CA

NO.	NAME OF OWNER AND SUITE NO.
1.	LAURENCE S. BRODY, AS TRUSTEE OF THE OMNIBUS TRUST, CREATED ON SEPTEMBER 6, 2001 Suite #302
2.	EDWIN G. CAINE, M.D. AS TRUSTEE OF THE EDWIN G. CAINE, M.D. TRUST DATED SEPTEMBER 4, 1992 and DONALD W. VERIN AND CAROLYN L. VERIN, AS TRUSTEES OF THE VERIN TRUST Suite #205
3.	THOMAS JAMES CIPOLLA AND SHERRIE LYNN CIPOLLA, TRUSTEES, THOMAS JAMES CIPOLLA AND SHERRIE LYNN CIPOLLA REVOCABLE 1991 TRUST Suites #306, 304 and 305
4.	THOMAS J. CIPOLLA AND SHERRIE L. CIPOLLA Suite #309
5.	DEL AMO HOSPITAL, INC. Suites #101, 104, 105, 107, 108, 108B, 109 and 210
6.	ROBERT W. DENNY Suite #303
7.	BERNARD FELDMAN, PH.D. Suite #203
8.	RONALD A. GELFAND and LYNN BEESEN GELFAND, TRUSTEES OF THE GELFAND TRUST UNDER AGREEMENT DATED NOVEMBER 6, 1991 Suite #310
9.	PETER B. HIRSCH AND JESSICA A. HIRSCH Suite #310

NO.	NAME OF OWNER AND SUITE NO.
10.	SHARON LYNN McCARROLL Suite #206
11.	JOHN R. MOELLER OR JANET F. MOELLER, TRUSTEE UNDER DECLARATION OF TRUST DATED 1/14/77, wherein John R. Moeller and Janet F. Moeller are Trustors and Successor Trustee Suite #204
12.	STEVEN L. SCHULTZ and CLARA B. SCHULTZ Suite #202
13.	TED J. TOKAJI, TRUSTEE OF THE TOKAJI TRUST A DATED AUGUST 21, 1979 Suite #308
14.	ROBERT WEBMAN and JUANA V. WEBMAN Suite #301
15.	DAVID Y. WONG, M.D., TRUSTEE OF THE DAVID Y. WONG REVOCABLE LIVING TRUST DATED FEBRUARY 7, 2001 Suites #207, 208 and 209
16.	GEORGE WONG AND HOLLY HONG YING WU, TRUSTEES, OR THEIR SUCCESSORS UNDER THE GEORGE WONG AND HOLLY HONG YING WU FAMILY TRUST DATED AUGUST 7, 1997, AS AMENDED ON SEPTEMBER 22, 2005 Suite #201

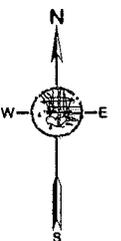


Lines and photos are approximate, not to be used for establishing absolute or relative positions

Map of 3250 Lomita Blvd and its Relationship to TMMC



Jeffery W. Gibson
Community Development Department



7377

2007

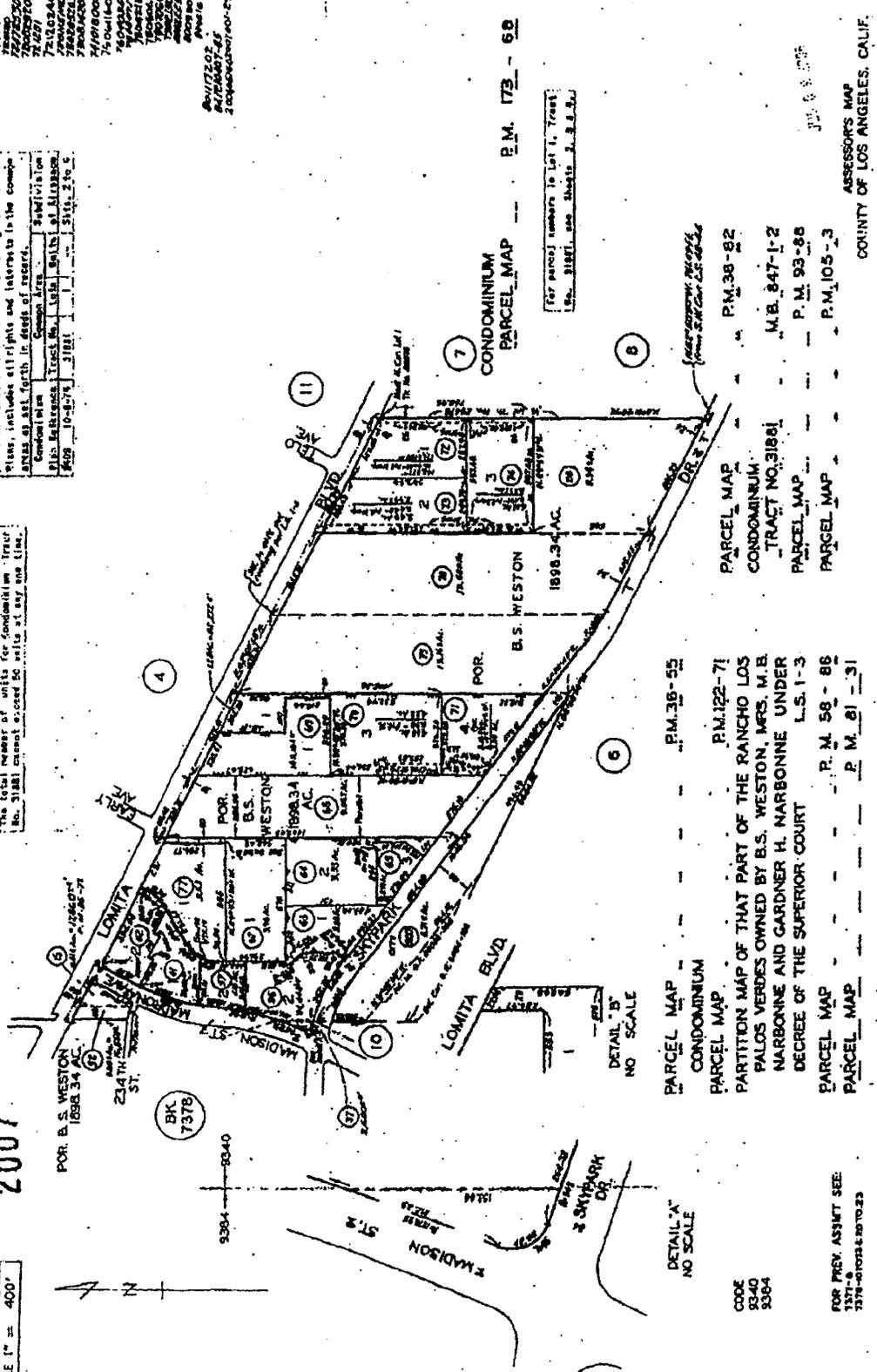
SHEET 1
SCALE 1" = 400'

Description: Los Angeles, CA Assessor Map 7377.5 Page: 1 of 4
Order: 725108363 Comment:

The statement of units in the following Condominium
plans, includes all rights and interests in the compe-
tence of all fourth in deeds of record.

The total number of units for Condominium Tract
No. 31881 cannot exceed 50 units at any one time.

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PARCEL MAP P.M. 36-55
CONDOMINIUM P.M. 122-71
PARCEL MAP P.M. 38-82
PARTITION MAP OF THAT PART OF THE RANCHO LOS
PALOS VERDES OWNED BY B.S. WESTON, MRS. M.B.
NARBONNE AND GARDNER H. NARBONNE UNDER
DECREE OF THE SUPERIOR COURT L.S. 1-3
PARCEL MAP P.M. 58-86
PARCEL MAP P.M. 81-31

CODE
9340
9364

FOR PREV. ASSMNT SEE
1571-6
7376-01014 & 1070-23

CONDOMINIUM
PARCEL MAP P.M. 173-68
FOR parcel numbers in Lot 1, Tract
No. 31881, see Sheets 2, 3, 4, 5.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

3250 Lomita Boulevard, Torrance, CA

NO	NAME OF OWNER AND SUITE NO.
1.	LAURENCE S. BRODY, AS TRUSTEE OF THE OMNIBUS TRUST, CREATED ON SEPTEMBER 6, 2001 Suite #302
2.	EDWIN G. CAINE, M.D. AS TRUSTEE OF THE EDWIN G. CAINE, M.D. TRUST DATED SEPTEMBER 4, 1992 and DONALD W. VERIN AND CAROLYN L. VERIN, AS TRUSTEES OF THE VERIN TRUST Suite #205
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5.	DEL AMO HOSPITAL, INC. Suites #101, 104, 105, 107, 108, 108B, 109 and 210
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NO.	NAME OF OWNER AND SUITE NO.
10.	SHARON LYNN McCARROLL Suite #206
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12.	STEVEN L. SCHULTZ and CLARA B. SCHULTZ Suite #202
13.	TED J. TOKAJI, TRUSTEE OF THE TOKAJI TRUST A DATED AUGUST 21, 1979 Suite #308
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16.	GEORGE WONG AND HOLLY HONG YING WU, TRUSTEES, OR THEIR SUCCESSORS UNDER THE GEORGE WONG AND HOLLY HONG YING WU FAMILY TRUST DATED AUGUST 7, 1997, AS AMENDED ON SEPTEMBER 22, 2005 Suite #201



CITY OF
TORRANCE

OFFICE OF THE
CITY ATTORNEY

CITY ATTORNEY
JOHN L. FELLOWS III
ASSISTANT CITY ATTORNEY
RONALD T. POHL
CHIEF DEPUTY CITY ATTORNEY
ROBERT D. ACCIANI
DEPUTY CITY ATTORNEYS
HEATHER K. WHITHAM
PATRICK Q. SULLIVAN
TATIA Y. STRADER
DAVID L. CACERES
LAW OFFICE ADMINISTRATOR
LINDA A. SANTOS

March 13, 2008

PATRICK Q. SULLIVAN
writer's direct dial:
310-618-5817
e-mail: psullivan@torrnet.com

NOTICE OF CITY COUNCIL MEETING

TO: Property Owners (see attached mailing list)

Re: Agenda Item Concerning the City Council Adopting a Resolution Consenting to the Use of Eminent Domain by Torrance Memorial Hospital regarding Your Property Located at 3250 Lomita Boulevard at the Torrance City Council Meeting on **Tuesday, April 1, 2008 at 7:00 p.m.**

I have enclosed a copy of the proposed Resolution that the City Council intends to adopt, which the City of Torrance will consent to the use of eminent domain by Torrance Memorial Medical Center regarding your property located at 3250 Lomita Boulevard. As an owner of the property, you have the right to appear and be heard on the following matters:

1. That the public interest and necessity require the project.
2. That the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. That the property sought to be acquired is necessary for the project.

You must file a written request to appear and be heard within 15 days after this notice was mailed. Failure to file a written request to appear and be heard within 15 days after this notice was mailed will result in waiver of the right to appear and be heard.

The agenda item is being drafted and will be available from the City Clerk's Office. The City Council is considering the Resolution pursuant Section 1245.320(b) of the Code of Civil Procedure and California law.

The City Council meets at 7:00 p.m. in the Council Chambers located at 3031 Torrance Boulevard, Torrance, CA 90503. The Agenda for the City Council meeting will be posted on the City's webpage at <http://www.torrnet.com/2372.htm>.

[34333_1.DOC]

3031 Torrance Blvd. • Torrance, CA 90503-5059 • Telephone 310/618-5810 • Facsimile 310/618-5813

You may provide verbal or written testimony at the public hearing. You may also submit written testimony in advance of the public hearing if you are unable to attend.

If you have any questions, please contact me.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Patrick Q. Sullivan".

Patrick Q. Sullivan

Enclosure

Laurence S. Brody
 As Trustee of the Omnibus Trust Created on
 September 6, 2001
 3250 Lomita Boulevard, Suite 302
 Torrance, CA 90505

Edwin G. Caine. M.D.
 As Trustee of the Edwin G. Caine, M.D. Trust
 Dated September 4, 1992
 3250 Lomita Boulevard, Suite 205
 Torrance, CA 90505

Donald W. Verin and Carolyn L. Verin
 As Trustees of the Verin Trust
 3250 Lomita Boulevard, Suite 205
 Torrance, CA 90505

Thomas James Cipolla and Sherrie Lynn
 Cipolla
 Trustees, Thomas James Cipolla and Sherrie
 Lynn Cipolla Revocable 1991 Trust
 3250 Lomita Boulevard, Suite 304
 Torrance, CA 90505

Thomas James Cipolla and Sherrie Lynn
 Cipolla
 Trustees, Thomas James Cipolla and Sherrie
 Lynn Cipolla Revocable 1991 Trust
 3250 Lomita Boulevard, Suite 305
 Torrance, CA 90505

Thomas James Cipolla and Sherrie Lynn
 Cipolla
 Trustees, Thomas James Cipolla and Sherrie
 Lynn Cipolla Revocable 1991 Trust
 3250 Lomita Boulevard, Suite 306
 Torrance, CA 90505

Thomas J. Cipolla and Sherrie L. Cipolla
 3250 Lomita Boulevard, Suite 309
 Torrance, CA 90505

Thomas J. and Sherrie Cipolla Trust
 14 Buggy Whip Drive
 Rolling Hills Estates, CA 90274

Del Amo Hospital, Inc.
 3250 Lomita Boulevard, Suite 101
 Torrance, CA 90505

Del Amo Hospital, Inc.
 3250 Lomita Boulevard, Suite 104
 Torrance, CA 90505

Del Amo Hospital, Inc.
 3250 Lomita Boulevard, Suite 105
 Torrance, CA 90505

Del Amo Hospital, Inc.
 3250 Lomita Boulevard, Suite 107
 Torrance, CA 90505

Del Amo Hospital, Inc.
 3250 Lomita Boulevard, Suite 108
 Torrance, CA 90505

Del Amo Hospital, Inc.
 3250 Lomita Boulevard, Suite 108B
 Torrance, CA 90505

Del Amo Hospital, Inc.
 3250 Lomita Boulevard, Suite 109
 Torrance, CA 90505

Del Amo Hospital, Inc.
 3250 Lomita Boulevard, Suite 210
 Torrance, CA 90505

Del Amo Hospital
 c/o Universal Health Services
 18818 Teller Avenue, Suite 277
 Irvine, CA 92612-1612

Robert W. Denny
 3250 Lomita Boulevard, Suite 303
 Torrance, CA 90505

Bernard Feldman, Ph.D.
3250 Lomita Boulevard, Suite 203
Torrance, CA 90505

Ronald A. Gelfand and Lynn Beesen Gelfand
Trustees of the Gelfand Trust Under
Agreement Dated November 6, 1991
3250 Lomita Boulevard, Suite 310
Torrance, CA 90505

Peter B. Hirsch and Jessica A. Hirsch
3250 Lomita Boulevard, Suite 310
Torrance, CA 90505

Sharon Lynn McCarroll
3250 Lomita Boulevard, Suite 206
Torrance, CA 90505

John R. Moeller or Janet F. Moeller
Trustee Under Declaration of Trust Dated
1/14/77, wherein John R. Moeller and Janet F.
Moeller are Trustors and Successor Trustee
3250 Lomita Boulevard, Suite 204
Torrance, CA 90505

Steven L. Schultz and Clara B. Schultz
3250 Lomita Boulevard, Suite 202
Torrance, CA 90505

Steven and Clara Schultz
4220 Via Valmonte
Palos Verdes Estates, CA 90274

Ted J. Tokaji
Trustee of the Tokaji Trust A Dated August 21,
1979
3250 Lomita Boulevard, Suite 308
Torrance, CA 90505

Ted J. Tokaji Trust
1712 Dalton Road
Palos Verdes Estates, CA 90274

Robert Webman and Juana V. Webman
3250 Lomita Boulevard, Suite 301
Torrance, CA 90505

Robert and Juana V. Webman
P.O. Box 4329
Rolling Hills Estates, CA 90274

David Y. Wong, M.D.
Trustee of the David Y. Wong Revocable
Living Trust Dated February 7, 2001
3250 Lomita Boulevard, Suite 207
Torrance, CA 90505

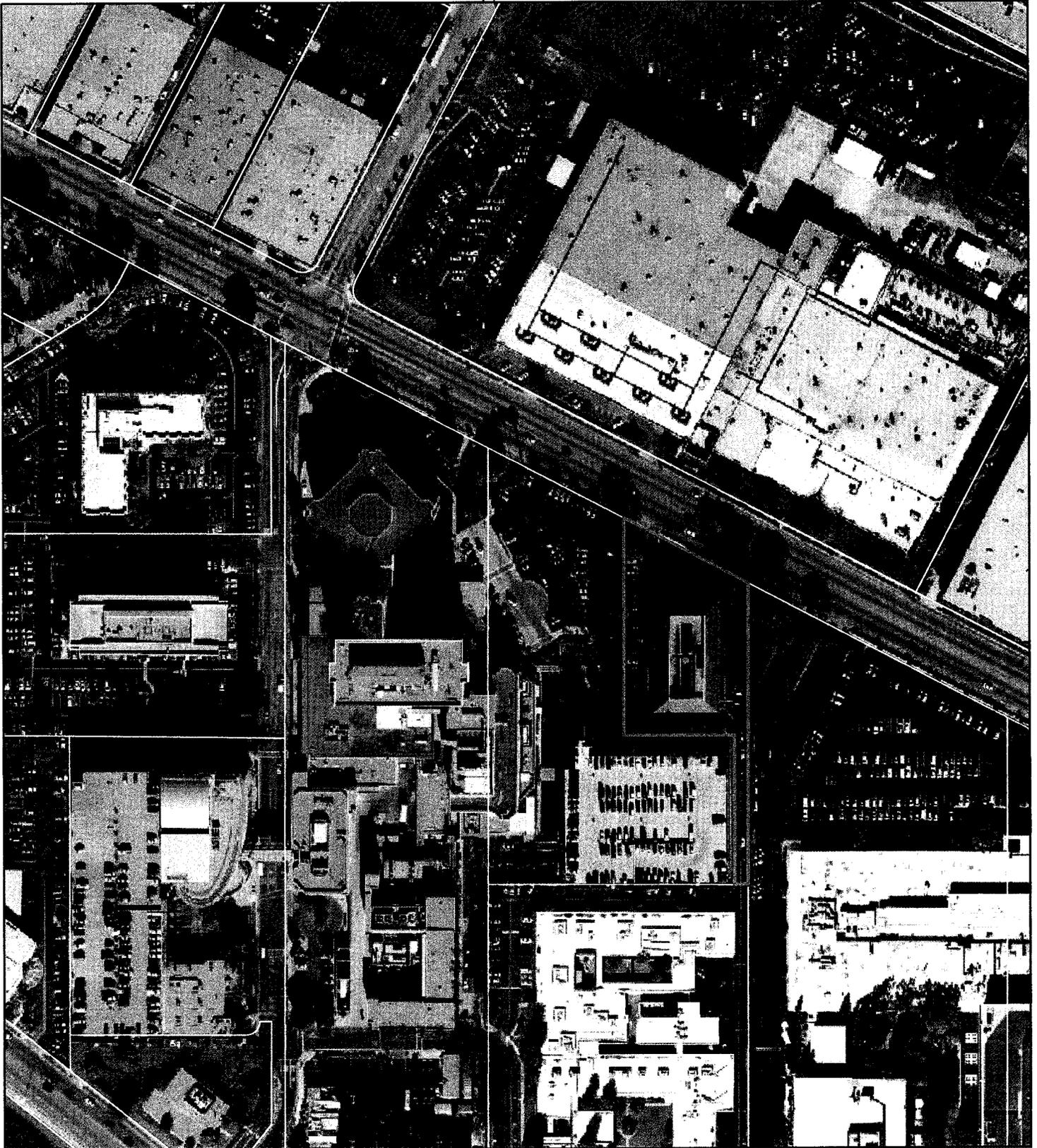
David Y. Wong, M.D.
Trustee of the David Y. Wong Revocable
Living Trust Dated February 7, 2001
3250 Lomita Boulevard, Suite 208
Torrance, CA 90505

David Y. Wong, M.D.
Trustee of the David Y. Wong Revocable
Living Trust Dated February 7, 2001
3250 Lomita Boulevard, Suite 209
Torrance, CA 90505

David Y. Wong Trust
224 South Helberta Avenue #5
Redondo Beach, CA 90277

George Wong and Holly Hong Ying Wu
Trustees, Or Their Successors Under the
George Wong and Holly Hong Ying Wu
Family Trust Dated August 7, 1997, As
Amended On September 22, 2005
3250 Lomita Boulevard, Suite 201
Torrance, CA 90505

George Wong and Holly Wu Trust
2019 Via Visalia
Palos Verdes Estates, CA 90274

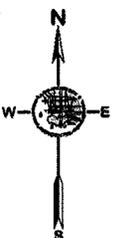


Lines and photos are approximate, not to be used for establishing absolute or relative positions

Map of 3250 Lomita Blvd and its Relationship to TMMC



Jeffery W. Gibson
Community Development Department

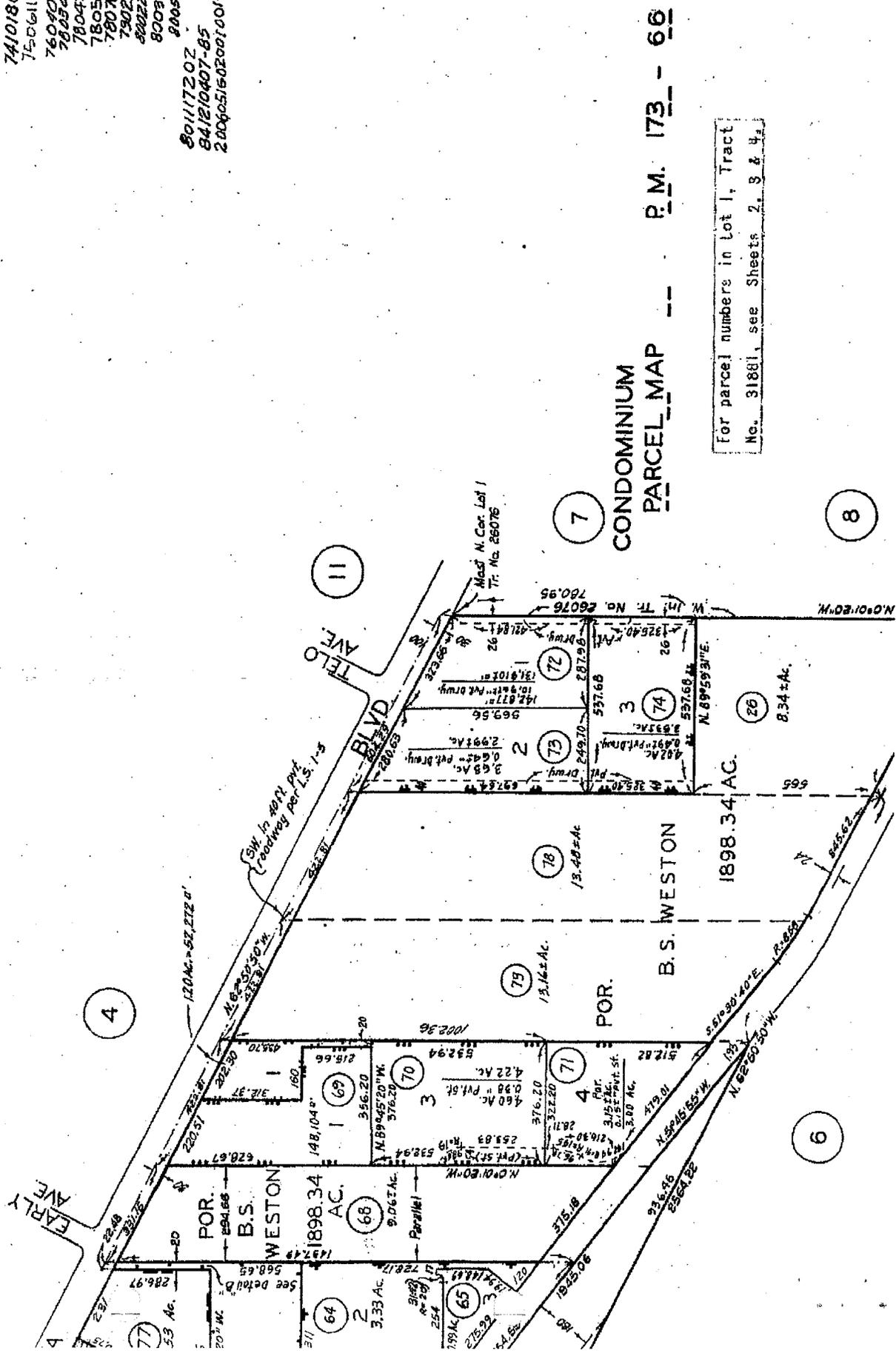


The total number of units for Condominium Tract No. 31881 cannot exceed 50 units at any one time.

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area	Subdivision
409 10-8-74	Tract No. 31881	Units of Airspace Shts. 2 to 4

- 71012730
- 70203
- 70804
- 72020
- 721725304
- 720829205
- 721201
- 721202402
- 73011512
- 730205203
- 730814204
- 741018002
- 750611601
- 760909501
- 762587105
- 78092183
- 780504
- 78070600
- 79021500
- 80022231
- 8003204K
- 800516
- 8011720Z
- 841210407-85
- 2004051602001001-29



CONDOMINIUM PARCEL MAP -- P.M. 173 - 66

For parcel numbers in Lot 1, Tract No. 31881, see Sheets 2, 3 & 4.

3250 Lomita Boulevard, Torrance, CA

NO.	NAME OF OWNER AND SUITE NO.
1.	LAURENCE S. BRODY, AS TRUSTEE OF THE OMNIBUS TRUST, CREATED ON SEPTEMBER 6, 2001 Suite #302
2.	EDWIN G. CAINE, M.D. AS TRUSTEE OF THE EDWIN G. CAINE, M.D. TRUST DATED SEPTEMBER 4, 1992 and DONALD W. VERIN AND CAROLYN L. VERIN, AS TRUSTEES OF THE VERIN TRUST Suite #205
3.	THOMAS JAMES CIPOLLA AND SHERRIE LYNN CIPOLLA, TRUSTEES, THOMAS JAMES CIPOLLA AND SHERRIE LYNN CIPOLLA REVOCABLE 1991 TRUST Suites #306, 304 and 305
4.	THOMAS J. CIPOLLA AND SHERRIE L. CIPOLLA Suite #309
5.	DEL AMO HOSPITAL, INC. Suites #101, 104, 105, 107, 108, 108B, 109 and 210
6.	ROBERT W. DENNY Suite #303
7.	BERNARD FELDMAN, PH.D. Suite #203
8.	RONALD A. GELFAND and LYNN BEESEN GELFAND, TRUSTEES OF THE GELFAND TRUST UNDER AGREEMENT DATED NOVEMBER 6, 1991 Suite #310
9.	PETER B. HIRSCH AND JESSICA A. HIRSCH Suite #310

NO.	NAME OF OWNER AND SUITE NO.
10.	SHARON LYNN McCARROLL Suite #206
11.	JOHN R. MOELLER OR JANET F. MOELLER, TRUSTEE UNDER DECLARATION OF TRUST DATED 1/14/77, wherein John R. Moeller and Janet F. Moeller are Trustors and Successor Trustee Suite #204
12.	STEVEN L. SCHULTZ and CLARA B. SCHULTZ Suite #202
13.	TED J. TOKAJI, TRUSTEE OF THE TOKAJI TRUST A DATED AUGUST 21, 1979 Suite #308
14.	ROBERT WEBMAN and JUANA V. WEBMAN Suite #301
15.	DAVID Y. WONG, M.D., TRUSTEE OF THE DAVID Y. WONG REVOCABLE LIVING TRUST DATED FEBRUARY 7, 2001 Suites #207, 208 and 209
16.	GEORGE WONG AND HOLLY HONG YING WU, TRUSTEES, OR THEIR SUCCESSORS UNDER THE GEORGE WONG AND HOLLY HONG YING WU FAMILY TRUST DATED AUGUST 7, 1997, AS AMENDED ON SEPTEMBER 22, 2005 Suite #201

07 OCT 15 AM 11:24

October 2, 2007

Brian Sunshine, Assistant to the City Manager
City of Torrance - City Manager's Office
3031 Torrance Boulevard
Torrance, CA 90503

Dear Brian,

This letter is meant to outline for the City of Torrance why Torrance Memorial Medical Center wishes to use TMMC's power of condemnation available to nonprofit hospitals to allow TMMC to acquire the property at 3250 Lomita Boulevard.

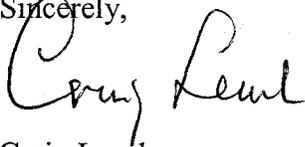
In the late 1990's, the State Legislature passed Senate Bill 1953 requiring all hospitals to either seismically upgrade or replace any hospital building built prior to 1973 by January 1, 2013. We have worked with the State to develop a plan to seismically upgrade the one building on our campus which was built prior to 1973. That plan has become increasingly expensive as time has passed due to the increasing costs of construction. As a result, Torrance Memorial has embarked on a process to review various alternatives regarding upgrading the older central tower.

As such, we are involved in the probable purchase of the property located at 3250 Lomita Boulevard. After acquisition, it is our intent that the 3250 property will continue its present use until the hospital is authorized to build a new patient tower approximating 360,000 – 380,000 square feet. Of course the plans for this future building will be fully vetted through future City Council meetings and CEQA documents once the plans are sufficiently far along to allow the environmental impacts to be studied. We would intend to complete the facility by 2013 and vacate the existing central tower. The central tower would be used in the future for ambulatory patients or storage.

We have evaluated the other properties adjacent to our campus, and believe that 3250 Lomita provides the best and most feasible alternative. A map showing the relationship between the existing campus and buildings, and the 3250 property, is attached.

It is the hospital's intent to use the power of condemnation available to it in order to acquire the aforementioned property. Through the appropriate process, we would like to ask the City Council to consent to TMMC's use of that power. Your help in accomplishing this would be greatly appreciated. I would appreciate any direction that you could give me to guide us through this process with the City. Thank you in advance.

Sincerely,



Craig Leach
President/CEO

Torrance Memorial Medical Center

