

Redevelopment Agency  
July 15, 2008

Agency Agenda Item 4A

Honorable Chairman and Members  
of the Torrance Redevelopment Agency  
City Hall  
Torrance, California

Members of the Agency:

**SUBJECT: Consider an award of contract for landscape maintenance of the Downtown Torrance Redevelopment Area.**

**Expenditure: \$24,980**

### **RECOMMENDATION**

Recommendation of the Deputy Executive Director of Redevelopment that the Redevelopment Agency award a contract service agreement to Kanes Landscaping, Inc. in the amount of \$24,980 for the landscape maintenance of the Downtown Torrance Redevelopment Area.

### **Funding**

Funding is available in the Redevelopment Agency's Downtown Capital Project fund.

### **BACKGROUND AND ANALYSIS**

Each year, the City contracts for landscape maintenance services in Downtown Torrance Redevelopment Area. Contracting landscape maintenance services has reduced maintenance costs for the Downtown Torrance Redevelopment Area. Downtown landscape maintenance includes mowing lawns in three small parks, trimming street trees, fertilizing, irrigation upkeep, litter/debris removal and as needed landscaping work.

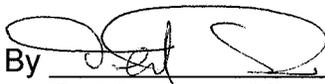
For over 10 years, the City has contracted landscape maintenance services with Kanes Landscaping, Inc. Staff has been pleased with the services that Kanes Landscaping has provided.

Last year, Agency staff sent out a Request for Proposal to landscape maintenance firms. Three firms responded with Kanes Landscaping, Inc. submitting the lowest

responsible bid. Last year, the total contract amount was \$24,850.00. This year, Kanes Landscaping proposes a slight increase, \$24,980.00.

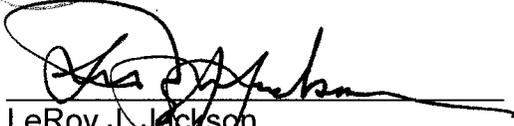
Respectfully submitted,

Jeffery W. Gibson  
Deputy Executive Director

By   
Ted Semaan, Manager  
Redevelopment and  
General Plan Divisions

CONCUR:

  
Jeffery W. Gibson  
Deputy Executive Director

  
LeRoy J. Jackson  
Executive Director

Attachment:

A. Contract Service Agreement with Kanes Landscaping, Inc.

## CONTRACT SERVICES AGREEMENT

This CONTRACT SERVICES AGREEMENT ("Agreement") is made and entered into as of July 1, 2008 (the "Effective Date"), by and between the REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, a political subdivision of the State of California, ("AGENCY"), and Kanes Landscaping, Inc., a California Corporation ("CONTRACTOR").

### RECITALS:

- A. AGENCY wishes to retain the services of an experienced and qualified CONTRACTOR to maintain the Downtown Torrance Streetscape that also includes three parks and Torrance Boulevard landscaping between Sartori and Cabrillo Avenues and as needed landscaping work in the Redevelopment Project Areas as requested.
- B. CONTRACTOR represents that it is qualified to perform those services.

### AGREEMENT:

- 1. **SERVICES TO BE PERFORMED BY CONTRACTOR**  
CONTRACTOR will provide the services listed in the Proposal attached as Exhibit A. CONTRACTOR warrants that all work and services set forth in the Proposal will be performed in a competent, professional and satisfactory manner.

- 2. **TERM**  
Unless earlier terminated in accordance with Paragraph 4 below, this Agreement will continue in full force and effect from the Effective Date through June 30, 2009.

- 3. **COMPENSATION**
  - A. CONTRACTOR's Fee.

For services rendered pursuant to this Agreement, CONTRACTOR will be paid in accordance with the Proposal, provided, however, that in no event will the total amount of money paid the CONTRACTOR, for services initially contemplated by this Agreement, exceed the sum of \$24,980 ("Agreement Sum"), unless otherwise first approved in writing by AGENCY.

- B. Schedule of Payment.

Provided that the CONTRACTOR is not in default under the terms of this Agreement, upon presentation of an invoice, CONTRACTOR will

be paid the fees described in Paragraph 3.A. above, according to the Proposal. Payment will be due within 30 days after the date of the invoice.

#### **4. TERMINATION OF AGREEMENT**

##### **A. Termination by AGENCY for Convenience.**

1. AGENCY may, at any time, terminate the Agreement for AGENCY's convenience and without cause.
2. Upon receipt of written notice from AGENCY of such termination for AGENCY's convenience, CONTRACTOR will:
  - a. cease operations as directed by AGENCY in the notice;
  - b. take actions necessary, or that AGENCY may direct, for the protection and preservation of the work; and
  - c. except for work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.
3. In case of such termination for AGENCY's convenience, CONTRACTOR will be entitled to receive payment for work executed; and costs incurred by reason of such termination, along with reasonable overhead and profit on the work not executed.

##### **B. Termination for Cause.**

1. If either party fails to perform any term, covenant or condition in this Agreement and that failure continues for 15 calendar days after the nondefaulting party gives the defaulting party written notice of the failure to perform, this Agreement may be terminated for cause; provided, however, that if during the notice period the defaulting party has promptly commenced and continues diligent efforts to remedy the default, the defaulting party will have such additional time as is reasonably necessary to remedy the default.
2. In the event this Agreement is terminated for cause by the default of the CONTRACTOR, the AGENCY may, at the expense of the CONTRACTOR and its surety, complete this Agreement or cause it to be completed. Any check or bond delivered to the AGENCY in connection with this Agreement,

and the money payable thereon, will be forfeited to and remain the property of the AGENCY. All moneys due the CONTRACTOR under the terms of this Agreement will be retained by the AGENCY, but the retention will not release the CONTRACTOR and its surety from liability for the default. Under these circumstances, however, the CONTRACTOR and its surety will be credited with the amount of money retained, toward any amount by which the cost of completion exceeds the Agreement Sum and any amount authorized for extra services.

3. Termination for cause will not affect or terminate any of the rights of the AGENCY as against the CONTRACTOR or its surety then existing, or which may thereafter accrue because of the default; this provision is in addition to all other rights and remedies available to the AGENCY under law.

C. Termination for Breach of Law.

In the event the CONTRACTOR or any of its officers, directors, shareholders, employees, agents, subsidiaries or affiliates is convicted (i) of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of a contract or subcontract; (ii) under state or federal statutes of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or any other offense indicating a lack of business integrity or business honesty which currently, seriously, and directly affects responsibility as a public consultant or contractor; (iii) under state or federal antitrust statutes arising out of the submission of bids or proposals; or (iv) of violation of Paragraph 19 of this Agreement; or for any other cause the AGENCY determines to be so serious and compelling as to affect CONTRACTOR's responsibility as a public consultant or contractor, including but not limited to, debarment by another governmental agency, then the AGENCY reserves the unilateral right to terminate this Agreement or to impose such other sanctions (which may include financial sanctions, temporary suspensions or any other condition deemed appropriate short of termination) as it deems proper. The AGENCY will not take action until CONTRACTOR has been given notice and an opportunity to present evidence in mitigation.

5. **FORCE MAJEURE**

If any party fails to perform its obligations because of strikes, lockouts, labor disputes, embargoes, acts of God, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions,

governmental regulations, governmental control, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond the reasonable control of the party obligated to perform, then that party's performance shall be excused for a period equal to the period of such cause for failure to perform.

**6. RETENTION OF FUNDS**

CONTRACTOR authorizes AGENCY to deduct from any amount payable to CONTRACTOR (whether or not arising out of this Agreement) any amounts the payment of which may be in dispute or that are necessary to compensate AGENCY for any losses, costs, liabilities, or damages suffered by AGENCY, and all amounts for which AGENCY may be liable to third parties, by reason of CONTRACTOR's acts or omissions in performing or failing to perform CONTRACTOR's obligations under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by CONTRACTOR, or any indebtedness exists that appears to be the basis for a claim of lien, AGENCY may withhold from any payment due, without liability for interest because of the withholding, an amount sufficient to cover the claim. The failure of AGENCY to exercise the right to deduct or to withhold will not, however, affect the obligations of CONTRACTOR to insure, indemnify, and protect AGENCY as elsewhere provided in this Agreement.

**7. AGENCY REPRESENTATIVE**

Carolyn Chun is designated as the "AGENCY Representative," authorized to act in its behalf with respect to the work and services specified in this Agreement and to make all decisions in connection with this Agreement. Whenever approval, directions, or other actions are required by AGENCY under this Agreement, those actions will be taken by the AGENCY Representative, unless otherwise stated. The AGENCY Deputy Executive Director has the right to designate another AGENCY Representative at any time, by providing notice to CONTRACTOR.

**8. CONTRACTOR REPRESENTATIVE(S)**

The following principal(s) of CONTRACTOR are designated as being the principal(s) and representative(s) of CONTRACTOR authorized to act in its behalf with respect to the work specified in this Agreement and make all decisions in connection with this Agreement:

Roy Kaneshiro  
Alfredo Lira

**9. INDEPENDENT CONTRACTOR**

The CONTRACTOR is, and at all times will remain as to AGENCY, a wholly independent contractor. Neither AGENCY nor any of its agents will have control over the conduct of the CONTRACTOR or any of the

CONTRACTOR's employees, except as otherwise set forth in this Agreement. The CONTRACTOR may not, at any time or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of AGENCY.

**10. BUSINESS LICENSE**

The CONTRACTOR must obtain a City of Torrance business license prior to the start of work under this Agreement, unless CONTRACTOR is qualified for an exemption.

**11. OTHER LICENSES AND PERMITS**

CONTRACTOR warrants that it has all professional, contracting and other permits and licenses required to undertake the work contemplated by this Agreement.

**12. FAMILIARITY WITH WORK**

By executing this Agreement, CONTRACTOR warrants that CONTRACTOR (a) has thoroughly investigated and considered the scope of services to be performed, (b) has carefully considered how the services should be performed, and (c) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, CONTRACTOR warrants that CONTRACTOR has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services set forth in this Agreement. Should CONTRACTOR discover any latent or unknown conditions that will materially affect the performance of the services set forth in this Agreement, CONTRACTOR must immediately inform AGENCY of that fact and may not proceed except at CONTRACTOR's risk until written instructions are received from AGENCY.

**13. CARE OF WORK**

CONTRACTOR must adopt reasonable methods during the term of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and other components to prevent losses or damages, and will be responsible for all damages, to persons or property, until acceptance of the work by AGENCY, except those losses or damages as may be caused by AGENCY's own negligence.

**14. CONTRACTOR'S ACCOUNTING RECORDS; OTHER PROJECT RECORDS**

Records of the CONTRACTOR's time pertaining to the project, and records of accounts between AGENCY and the CONTRACTOR, will be kept on a generally recognized accounting basis. CONTRACTOR will also maintain all other records, including without limitation specifications, drawings, progress reports and the like, relating to the project. All records will be

available to AGENCY during normal working hours. CONTRACTOR will maintain these records for three years after final payment.

**15. INDEMNIFICATION**

CONTRACTOR will indemnify, defend, and hold harmless AGENCY, the City of Torrance, the City Council, each member thereof, present and future, its officers, agents and employees from and against any and all liability, expenses, including defense costs and legal fees, and claims for damages whatsoever, including, but not limited to, those arising from breach of contract, bodily injury, death, personal injury, property damage, loss of use, or property loss however the same may be caused and regardless of the responsibility for negligence. The obligation to indemnify, defend and hold harmless includes, but is not limited to, any liability or expense, including defense costs and legal fees, arising from the negligent acts or omissions, or willful misconduct of CONTRACTOR, its officers, employees, agents, subcontractors or vendors. It is further agreed, CONTRACTOR's obligations to indemnify, defend and hold harmless will apply even in the event of concurrent negligence on the part of AGENCY, the City Council, each member thereof, present and future, or its officers, agents and employees, except for liability resulting solely from the negligence or willful misconduct of AGENCY, its officers, employees or agents. Payment by AGENCY is not a condition precedent to enforcement of this indemnity. In the event of any dispute between CONTRACTOR and AGENCY, as to whether liability arises from the sole negligence of the AGENCY or its officers, employees, agents, subcontractors or vendors, CONTRACTOR will be obligated to pay for AGENCY's defense until such time as a final judgment has been entered adjudicating the AGENCY as solely negligent. CONTRACTOR will not be entitled in the event of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

**16. NON-LIABILITY OF AGENCY OFFICERS AND EMPLOYEES**

No officer or employee of AGENCY will be personally liable to CONTRACTOR, in the event of any default or breach by the AGENCY or for any amount that may become due to CONTRACTOR.

**17. INSURANCE**

- A. CONTRACTOR and its subcontractors must maintain at its sole expense the following insurance, which will be full coverage not subject to self insurance provisions:
1. Automobile Liability, including owned, non-owned and hired vehicles, with at least the following limits of liability:
    - a. Primary Bodily Injury with limits of at least \$500,000 per person, \$1,000,000 per occurrence; and

- b. Primary Property Damage of at least \$250,000 per occurrence; or
    - c. Combined single limits of \$1,000,000 per occurrence.
  - 2. General Liability including coverage for premises, products and completed operations, independent contractors/vendors, personal injury and contractual obligations with combined single limits of coverage of at least \$1,000,000 per occurrence.
  - 3. Workers' Compensation with limits as required by the State of California and Employer's Liability with limits of at least \$1,000,000.
- B. The insurance provided by CONTRACTOR will be primary and non-contributory.
  - C. AGENCY, the City Council and each member thereof, members of boards and commissions, every officer, agent, official, employee and volunteer must be named as additional insured under the automobile and general liability policies.
  - D. CONTRACTOR must provide certificates of insurance and/or endorsements indicating appropriate coverage, to the City Clerk of the City of Torrance before the commencement of work.
  - E. Each insurance policy required by this Paragraph must contain a provision that no termination, cancellation or change of coverage can be made without thirty days notice to AGENCY.

**18. SUFFICIENCY OF INSURERS**

Insurance required by this Agreement will be satisfactory only if issued by companies admitted to do business in California, rated "B+" or better in the most recent edition of Best's Key Rating Guide, and only if they are of a financial category Class VII or better, unless these requirements are waived by the Risk Manager of AGENCY ("Risk Manager") due to unique circumstances. In the event the Risk Manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to AGENCY, the CONTRACTOR agrees that the minimum limits of any insurance policies or performance bonds required by this Agreement may be changed accordingly upon receipt of written notice from the Risk Manager; provided that CONTRACTOR will have the right to appeal a determination of increased coverage by the Risk Manager to the

City Council of AGENCY within 10 days of receipt of notice from the Risk Manager.

**19. CONFLICT OF INTEREST**

- A. No officer or employee of the AGENCY may have any financial interest, direct or indirect, in this Agreement, nor may any officer or employee participate in any decision relating to the Agreement that effects the officer or employee's financial interest or the financial interest of any corporation, partnership or association in which the officer or employee is, directly or indirectly interested, in violation of any law, rule or regulation.
  
- B. No person may offer, give, or agree to give any officer or employee or former officer or employee, nor may any officer or employee solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation or any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any way pertaining to any program requirement, contract or subcontract, or to any solicitation or proposal.

**20. NOTICE**

- A. All notices, requests, demands, or other communications under this Agreement will be in writing. Notice will be sufficiently given for all purposes as follows:
  - 1. Personal delivery. When personally delivered to the recipient: notice is effective on delivery.
  - 2. First Class mail. When mailed first class to the last address of the recipient known to the party giving notice: notice is effective three mail delivery days after deposit in an United States Postal Service office or mailbox.
  - 3. Certified mail. When mailed certified mail, return receipt requested: notice is effective on receipt, if delivery is confirmed by a return receipt.
  - 4. Overnight delivery. When delivered by an overnight delivery service, charges prepaid or charged to the sender's account: notice is effective on delivery, if delivery is confirmed by the delivery service.

5. Facsimile transmission. When sent by fax to the last fax number of the recipient known to the party giving notice: notice is effective on receipt. Any notice given by fax will be deemed received on the next business day if it is received after 5:00 p.m. (recipient's time) or on a non-business day.
6. Addresses for purpose of giving notice are as follows:

CONTRACTOR	Roy Kaneshiro Kanes Landscaping, Inc. P.O. Box 5008 Torrance, CA 90510 Fax: (310) 530-9178
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AGENCY:	City Clerk City of Torrance 3031 Torrance Boulevard Torrance, CA 90509-2970 Fax: (310) 618-2931
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- B. Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified, will be deemed effective as of the first date the notice was refused, unclaimed or deemed undeliverable by the postal authorities, messenger or overnight delivery service.
- C. Either party may change its address or fax number by giving the other party notice of the change in any manner permitted by this Agreement.

**21. PROHIBITION AGAINST ASSIGNMENT AND SUBCONTRACTING**

This Agreement and all exhibits are binding on the heirs, successors, and assigns of the parties. The Agreement may not be assigned or subcontracted by either AGENCY or CONTRACTOR without the prior written consent of the other.

**22. INTEGRATION; AMENDMENT**

This Agreement represents the entire understanding of AGENCY and CONTRACTOR as to those matters contained in it. No prior oral or written understanding will be of any force or effect with respect to the terms of this Agreement. The Agreement may not be modified or altered except in writing signed by both parties.

**23. INTERPRETATION**

The terms of this Agreement should be construed in accordance with the meaning of the language used and should not be construed for or against

either party by reason of the authorship of this Agreement or any other rule of construction that might otherwise apply.

**24. SEVERABILITY**

If any part of this Agreement is found to be in conflict with applicable laws, that part will be inoperative, null and void insofar as it is in conflict with any applicable laws, but the remainder of the Agreement will remain in full force and effect.

**25. TIME OF ESSENCE**

Time is of the essence in the performance of this Agreement.

**26. GOVERNING LAW; JURISDICTION**

This Agreement will be administered and interpreted under the laws of the State of California. Jurisdiction of any litigation arising from the Agreement will be in Los Angeles County, California.

**27. COMPLIANCE WITH STATUTES AND REGULATIONS**

CONTRACTOR will be knowledgeable of and will comply with all applicable federal, state, county and AGENCY statutes, rules, regulations, ordinances and orders.

**28. WAIVER OF BREACH**

No delay or omission in the exercise of any right or remedy by a nondefaulting party on any default will impair the right or remedy or be construed as a waiver. A party's consent or approval of any act by the other party requiring the party's consent or approval will not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and will not be a waiver of any other default concerning the same or any other provision of this Agreement.

**29. ATTORNEY'S FEES**

Except as provided for in Paragraph 15, in any dispute, litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party will be awarded reasonable attorney's fees, together with any costs and expenses, to resolve the dispute and to enforce any judgment.

**30. EXHIBITS**

All exhibits identified in this Agreement are incorporated into the Agreement by this reference.

**31. CONTRACTOR'S AUTHORITY TO EXECUTE**

The persons executing this Agreement on behalf of the CONTRACTOR warrant that (i) the CONTRACTOR is duly organized and existing; (ii) they are duly authorized to execute this Agreement on behalf of the CONTRACTOR; (iii) by so executing this Agreement, the CONTRACTOR is formally bound to the provisions of this Agreement; and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which the CONTRACTOR is bound.

REDEVELOPMENT AGENCY OF THE  
CITY OF TORRANCE  
a political subdivision of the State  
of California

Kanes Landscaping, Inc.  
a California Corporation

\_\_\_\_\_  
Jeffrey W. Gibson  
Deputy Executive Director

By: \_\_\_\_\_  
Roy Kaneshiro  
Coordinator

\_\_\_\_\_  
LeRoy J. Jackson  
Executive Director

APPROVED AS TO FORM:  
JOHN L. FELLOWS III  
Agency Counsel

By: \_\_\_\_\_

Attachments:      Exhibit A      Proposal

Revised:      1/30/01

**EXHIBIT A**  
**PROPOSAL**

## PROPOSAL

### Downtown Torrance Landscape Maintenance Specifications

Contractor shall furnish all necessary labor, supervision, equipment, tools, materials, transportation, permits, insurance and taxes to complete the Work. Contractor shall perform maintenance in accordance with the highest horticultural standards.

#### Project Area (see attached map)

#### Note:

- **The project includes three (3) parks:**
  - **Northwest corner of Cabrillo Avenue and Sartori Avenue;**
  - **Southwest corner of Cabrillo Avenue and Sartori Avenue; and**
  - **Southeast corner of Sartori Avenue and Torrance Boulevard.**
- **Torrance Boulevard between Sartori Avenue and Cabrillo Avenue**

#### General Maintenance

- Contractor will provide advice, information and consultation relating to all aspects of landscaping, without limitations, upon request at no additional cost.
- A representative of the Contractor shall make a general inspection of the property on a regular basis.
- Complete litter pickup of all landscape areas.
- Complete cleaning of all walks and driveways next to planter beds.
- Debris produced will be hauled off site.

#### Ground Cover and Flower Bed Management

- Trimming ground cover around all trees, shrubs, sprinklers, curbs and borders.
- Cultivation of all ground cover and flower bed areas on a continuous basis to maintain a neat and clean appearance.
- Both ground cover and flower bed areas are to be weeded and cleaned of leaves weekly.

#### Tree and Shrubs Maintenance

- Pruning, thinning, and trimming of all shrubs and vines shall be performed on a regular basis to maintain a neat appearance and promote healthy growth.
- Complete insect and disease control of all trees and shrubs.
- Proper staking of trees to prevent damage. Existing tree supports will be removed when no longer required.

#### Street Tree Maintenance Criteria

##### Tree Trimming Schedule

- Phoenix canariensis – October
- Washingtonia robusta – October
- Eucalyptus – October
- Tipuana tipu – December
- Podocarpus gracilior – October

### Fertilization

- Phoenix canariensis – March, June, August, and October
- Washingtonia robusta – June and October
- Eucalyptus – October
- Tipuana tipu – December
- Podocarpus gracilior – October

Inspect and adjust sprinkler program and sprinkler heads.

Remove debris under tree grates as needed.

### Irrigation System

- The sprinkler system will be programmed according to the season or weather conditions.
- The sprinkler heads will be monitored and adjusted to insure proper coverage.
- Contractor will perform all surface repairs to the irrigation system. Materials will be invoiced.
- Major repair to the system such as controllers, valves, main lines and additional installation items may be charged extra at the agreed upon rate. All chargeable repairs will be submitted to the City for approval prior to proceeding with repair.
- Contractor is no liable for water usage or damage due to accidental breakage or malfunction of the system.

### Contractor's Fee

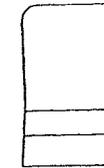
Contractor shall hereby furnish material and labor in accordance with the above specifications at Downtown Torrance for the monthly maintenance fee of TWO THOUSAND AND FORTY DOLLARS (\$2,040.00).

As needed landscape services for various projects as requested in the redevelopment project area shall not exceed FIVE HUNDRED DOLLARS (\$500.00).

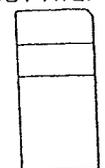
COTA AVE.



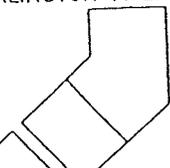
TORRANCE BLVD.



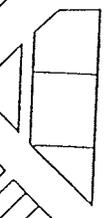
PORTOLA AVE.



ARLINGTON AVE.



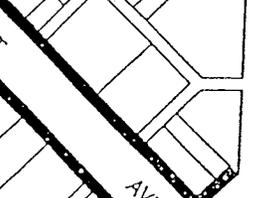
ENGRACIA AVE.



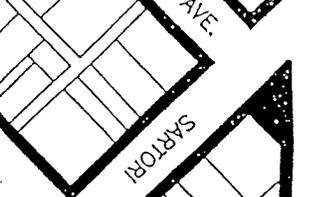
GRAVENS AVE.



POST AVE.



EL PRADO AVE.



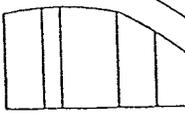
SARTORI AVE.



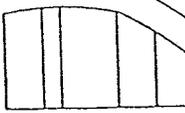
CABRILLO AVE.



TORRANCE BLVD.



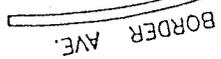
213th ST.



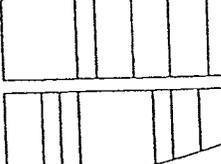
BOB AVE.



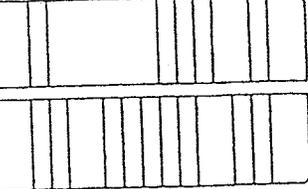
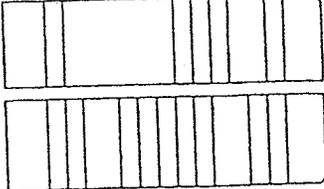
BORDER AVE.



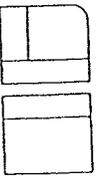
DOUBLE ST.



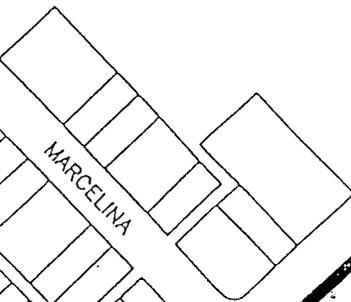
CABRILLO AVE.



MARCELINA AVE.



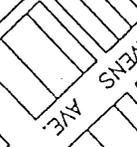
MARCELINA AVE.



GRAMERCY AVE.



GRAVENS AVE.



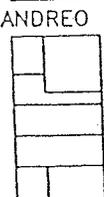
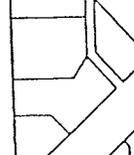
GRAVENS AVE.



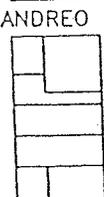
GRAVENS AVE.



CARSON ST.



ANDREO AVE.



LANDSCAPING TO BE MAINTAIN

