

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

Members of the Council

**SUBJECT: Sale and Quitclaim of Excess City Property on the east side of
5104 Zakon Road and a Summary Vacation of a Sewer, Drainage,
and Public Utility Easement on said land**

RECOMMENDATION

The Community Development Director and the City Manager's Office recommend that the City Council:

- a) Accept \$17,888 for the sale and quitclaim of a portion of excess city property on the east side of 5104 Zakon Road;
- b) Approve and adopt the attached resolution summarily vacating a sewer, drainage and public utility easement on this portion of City property.

FUNDING

No funding required. Accept \$17,888 for the sale of a portion of city property.

BACKGROUND AND ANALYSIS

Offer to purchase

The applicant, Mr. Gary Rosiak, has requested to purchase the underlying fee ownership of a 14' by 104' portion of City property adjacent to his parcel at 5104 Zakon Road (see attachments A and E). This area of City land has been used by the applicant and previous property owners of 5104 Zakon Road for their driveway for over 35 years. The applicant, since learning that his driveway is encroaching on City owned land, wants to legally acquire this property to enlarge his existing garage and to rightfully own the land under his driveway. The applicant has had the 1456 square foot portion of land appraised at \$9000 in September 2005 (see Attachment F). The City Manager's Office reviewed the appraisal and due to the apparent low valuation, had a second appraisal conducted in February 2006; that appraisal valuation came in at \$22,360 (Attachment I). Through the negotiation process, Mr. Rosiak has agreed to

purchase the land for \$17,888 which also includes an agreement to repair/replace the existing fence at the property line and repair the driveway entrance ramp area where water currently pools to the satisfaction of the Public Works and Community Development Directors (Attachment H).

As a side note, on the north side of Zakon Road directly across from this lot, is a parcel that was also previously created by Tract Map 15397 and was City owned. In 1982, the land was divided among the four adjacent property owners. The easement for sewer, drainage and public utilities was removed from at least two of the four portions of this land, as far as city records indicate.

It is appropriate for this area of land to be sold to Mr. Rosiak. The Public Works Department has stated that it does not need it to maintain the existing public sewer and storm drain facilities on the remaining portion of City property. The utility companies do not have any facilities there (except for the aerial utility crossing at the southeast 5' of the area to be vacated). This is consistent with a similar action on the north side of Zakon Road done in 1982. The City Manager's Office and Community Development Department recommend that the City Council approve and accept Mr. Rosiak's offer to purchase this portion of City property.

Easement Vacation

A sewer, drainage and public utilities easement was reserved over the entire Lot 27, Block 3 as part of Tract Map 15397 (see attachment B). The easement prevents the construction of any buildings on this area of City property. In order that the purchaser can use the area of land he is purchasing to construct the intended garage extension, the easement must be removed from this area of land.

Since the easement has not been used for its intended purpose within the past 5 years or more, there is no future intent to use it, and there are no existing utilities within the area to be vacated (except for an aerial utility crossing at the southeast 5' of the area to be vacated; a separate easement will be reserved for this in the resolution), this easement may be summarily vacated by approving and recording the attached resolution.

There are no physical changes necessary due to this action although the applicant is required to repair/replace the existing chain link fence along the proposed new property line to the satisfaction of the Public Works Director and repair/replace the existing driveway apron to remove the obstruction in the gutter. The quitclaim and easement vacation are consistent with the current land use.

A letter of notice was sent to the appropriate utility companies and City Departments and no comments were received in opposition to the proposed vacation. The adjacent neighbors have also been notified of this proceeding.

Lot Line Adjustment

To complete the City approval process for purchasing this portion of City property, a lot line adjustment will be reviewed by the Planning Commission (see

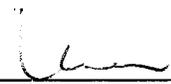
attachment C) at a later date. The size of 5104 Zakon Road will increase from approximately 6400 square feet to 7856 square feet. If approved, a certificate of compliance would be prepared and recorded.

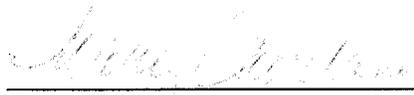
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By: 
TED SEMAAN, Manger
Transportation Planning,
Engineering Permits & Records
Division

CONCUR:


JEFFERY W. GIBSON
Community Development Director


LeROY J. JACKSON
City Manager

Attachments:

Resolution

A. Vicinity Map

B. Location Sketch

C. Lot Line Adjustment Sketch-for information only

D. Quitclaim Deed to be signed

E. Request Letter from Gary Rosiak

F. Excerpt from Rosiak Appraisal Report dated 9/2005

G. Notice to Residents

H. E-mail from Mr. Rosiak dated March 17, 2006

I. Excerpt from City Appraisal Report dated 2/2006

TS/cks1720

RESOLUTION NO. 2006-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ORDERING THE SUMMARY VACATION OF A
SEWER, DRAINAGE, AND PUBLIC UTILITY EASEMENT
ON THE SOUTH SIDE OF ZAKON ROAD OVER A PORTION
OF LOT 27, BLOCK 3, TRACT 15397 IN THE
CITY OF TORRANCE**

WHEREAS, the City of Torrance was granted a sewer, drainage and public utility easement over a certain portion of land described as follows:

That portion of Lot 27, Block 3, Tract 15397, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 332, Pages 16 through 19 inclusive of Maps in the Office of the County Recorder of said County further described as follows:

That portion of the southwesterly 14 feet of said Lot 27, bounded southeasterly by the northeasterly prolongation of the southeasterly line of Lot 14, Block 3, of said Tract 15397.

WHEREAS, this portion of easement is not needed for maintenance of existing sewer, storm drain or public utilities.

WHEREAS, for the purpose of said proposed vacation, the City Council elects to proceed under the vacation provision Division 9, Part 3, Chapter 4 of the Streets and Highways Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Torrance as follows:

SECTION 1

That it is hereby found and determined that the sewer, drainage, and public utility easement herein above more particularly described is unnecessary for present and prospective purposes and the public interest requires the vacation thereof.

SECTION 2

That the above described sewer, drainage, and public utility easement is hereby vacated and abandoned and that, from and after the date this Resolution is recorded, this portion no longer constitutes an easement for sewer, drainage, and public utility purposes.

SECTION 3

That the City of Torrance and its assigns without limitation does reserve and except from the vacation an easement to Time Warner Cable for the right at any time to

construct, maintain, operate, replace, repair and use the southeasterly 5 feet of the above-described easement to be vacated for existing and future cable lines.

SECTION 4

That the City of Torrance and its assigns without limitation does reserve and except from the vacation an easement to Verizon for the right at any time to construct, maintain, operate, replace, repair and use the southeasterly 5 feet of the above-described easement to be vacated for existing and future telephone lines.

SECTION 5

That the City of Torrance and its assigns without limitation does reserve and except from the vacation, an easement to Southern California Edison Company for the right at any time to construct, maintain, operate, replace, repair and use the southeasterly 5 feet of the above-described easement to be vacated for existing and future electrical lines.

SECTION 6

That the City Clerk is hereby authorized and directed to cause a certified copy of this Resolution to be recorded in the Office of the County Recorder of the County of Los Angeles.

INTRODUCED, APPROVED, AND ADOPTED this 18th day of April 2006.

Mayor Dan Walker

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By: _____
Ronald T. Pohl
Assistant City Attorney

ATTEST:

Sue Herbers, CMC
City Clerk

PROPOSED VACATION OF SEWER, DRAINAGE
 AND PUBLIC UTILITY EASEMENT
 SOUTH OF ZAKON ROAD OVER A PORTION OF
 LOT 27, BLOCK 3, TRACT 15397
 IN THE CITY OF TORRANCE

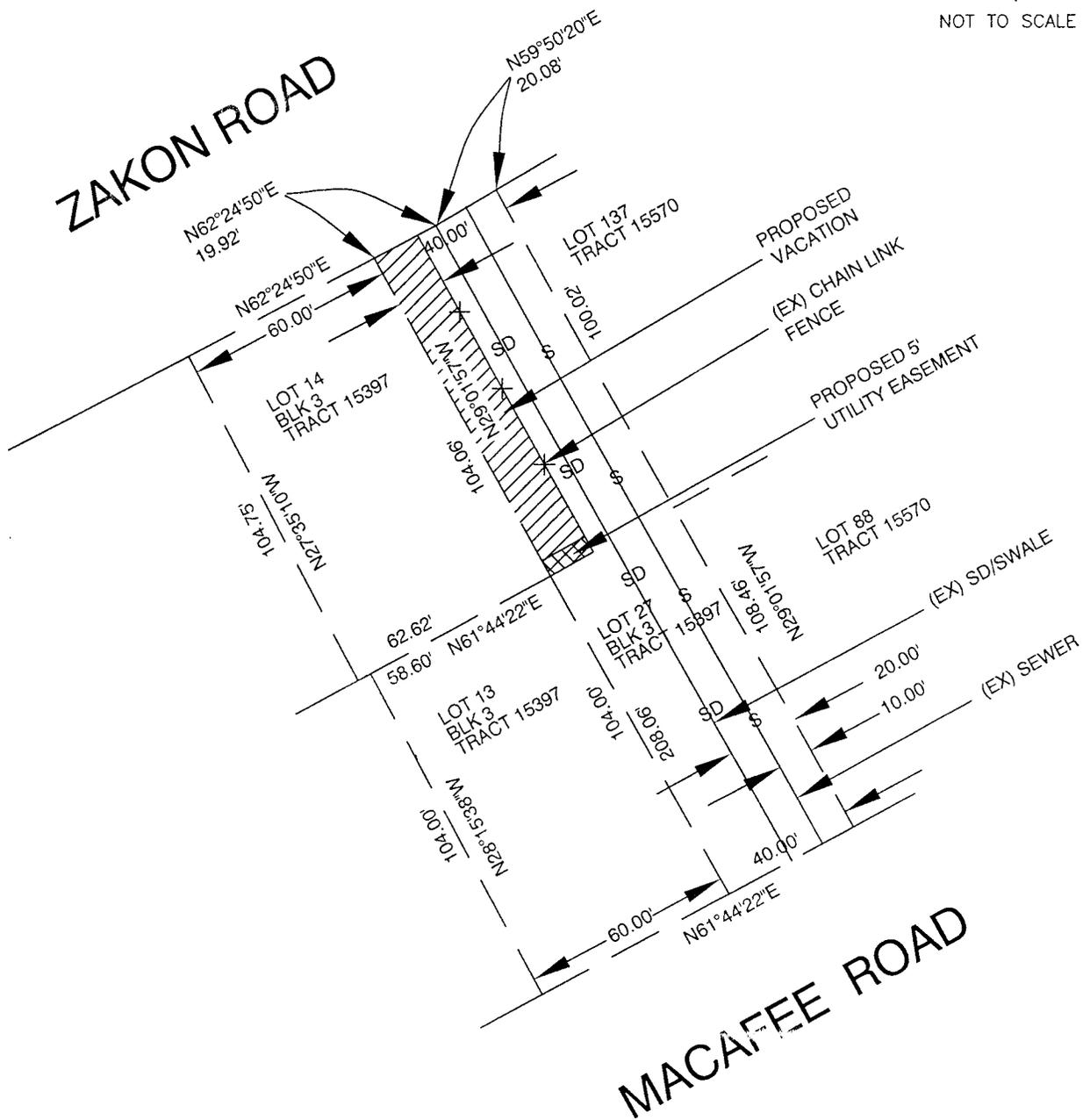
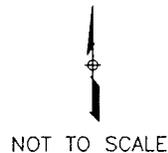


CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 2005

VICINITY MAP

PROPOSED VACATION OF SEWER, DRAINAGE & PUBLIC UTILITY
 EASEMENT SOUTH OF ZAKON ROAD OVER A PORTION OF
 LOT 27, BLOCK 3, TRACT 15397
 IN THE CITY OF TORRANCE



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

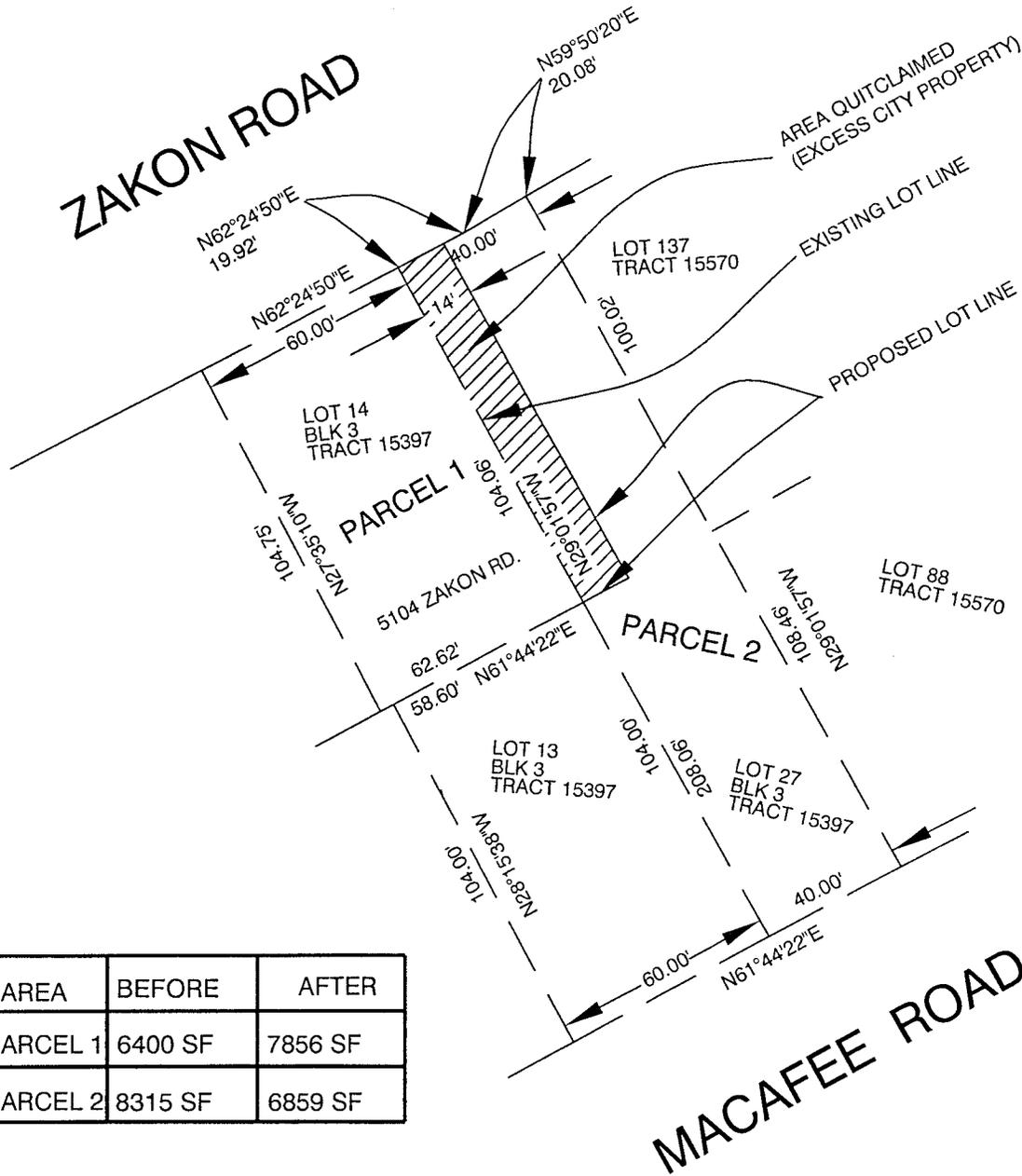
JANUARY 2006

LOCATION SKETCH

PROPOSED LOT LINE ADJUSTMENT DUE TO QUITCLAIM
BETWEEN LOTS 14 & 27, BLOCK 3, TRACT 15397



NOT TO SCALE



AREA	BEFORE	AFTER
PARCEL 1	6400 SF	7856 SF
PARCEL 2	8315 SF	6859 SF

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JANUARY 2006

LOT LINE ADJUSTMENT SKETCH

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Community Development Director
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

MAIL TAX STATEMENTS TO:

Gary and Shirley Rosiak
5104 Zakon Road
Torrance, CA 90505

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, a receipt of which is hereby acknowledged,

The City of Torrance, a municipal corporation

Hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

Gary T. Rosiak and Shirley Rosiak, husband and wife

The following described real property in the City of Torrance, County of Los Angeles, State of California:

That portion of Lot 27, Block 3, Tract 15397, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 332, Pages 16 through 19 inclusive of Maps in the Office of the County Recorder of said County further described as follows:

That portion of the southwesterly 14 feet of said Lot 27, bounded southeasterly by the northeasterly prolongation of the southeasterly line of Lot 14, Block 3, of said Tract 15397.

INTRODUCED, APPROVED, AND ADOPTED this 18th day of April 2006.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN L. FELLOWS III, CITY ATTORNEY

BY: _____
Ronald T. Pohl, Assistant City Attorney

19 September 2005

Mr. Brian Sunshine
Torrance City Manager's Office

Dear Mr. Sunshine

This letter is to submit the appraisal for the proposed sale of city land just east of my home at 5104 Zakon Road. The appraisal was requested in the attached letter in order to move forward with the sale of the city land adjacent to my property.

Due to a miscommunication on my part, the city thought that I wanted 11 ft by 104 ft (see letter) of land when I actually wanted a 14 feet width which would extend my land up to the existing city fence. I discussed this with Ted Symons, and after conferring with the Public Works Department, he said that it would be OK to purchase the entire 14 feet. I therefore had the entire 14 ft x 104 ft section of land appraised. The appraised value is \$9,000.

I wish to purchase the land at the appraised value and I agree to replace/repair the city fence along the entire length of my property. The letter did not mention when you would want payment, but I would be happy to provide the payment plus any other fee's at your convenience. Please let me know if there is anything else you need to proceed with this sale and thank you for your attention to this matter.

Gary T. Rosiak

A handwritten signature in black ink, appearing to read "Gary T. Rosiak". The signature is stylized with a large, looped initial "G" and a long, sweeping underline.

Gary T. Rosiak
5104 Zakon Road
Torrance, CA 90505
(310) 378-3690
Rosiak@socal.rr.com

cc Ted Symons

11
LAND APPRAISAL REPORT

File No. TO-05

ATTACHMENT F

Borrower Client - Gary T. Rosiak Census Tract 6512.01 Map Reference 793-B2
 Property Address 5104 Zakon Road AP# 7530-012-900
 City Torrance County Los Angeles State CA Zip Code 90505
 Legal Description Tract No. 15397, Lot 27, Block 3
 Sale Price \$ N/App Date of Sale N/App Loan Term N/App yrs Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ * (yr.) Loan charges to be paid by seller N/App Other sales concessions * To be determined, City land.
 Lender/Client Gary T. Rosiak & Shirley Rosiak Address 5104 Zakon Road Torrance, CA 90505
 Occupant None Appraiser Ronald J. Marchant Instructions to Appraiser Value a portion of City land

Location: Urban Suburban Rural
 Built Up: Over 75% 25% to 75% Under 25%
 Growth Rate: Fully Dev. Rapid Steady Slow
 Property Values: Increasing Stable Declining
 Demand/Supply: Shortage In Balance Over Supply
 Marketing Time: Under 3 Mos 4-6 Mos Over 6 Mos
 Present: 91 % 1 Family 2 % 2-4 Family 0 % Apts 0 % Condo 5 % Commercial
 Land Use: Industrial % Vacant 2
 Change in Present Land Use: Not Likely Likely Taking Place (*)
 Predominant Occupancy: Owner Tenant 2 % Vacant
 Single Family Price Range: \$ 400,000 to \$ 1,100,000 Predominant Value \$ 700,000
 Single Family Age: New yrs to 60 yrs Predominant Age 40 yrs

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) Subject is served by an elementary, middle, and high school within one mile. A golf course and two recreation parks are within one mile.

Dimensions Irregular, 1,461 sf. See Plat Map = 1,461 Corner Lot
 Zoning Classification Tor1* Single family Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use: Present Use Other (specify) City to sell to adjacent land owner.
 Public: Other (Describe) OFF SITE IMPROVEMENTS
 Elec. Street Address: Public Private
 Gas Surface Asphalt
 Water Maintenance: Public Private
 San. Sewer Storm Sewer Curb Gutter
 Underground Elec. & Tel Street Lights
 Topo Level, with drainage
 Size Smaller than typical for area
 Shape Rectangular
 View Residential Neighborhood
 Drainage Appears adequate
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) FEMA Map/Zone: 0601650005B Zone C. Moderate or minimal hazard. Flood insurance is not required. The site is located on a residential side street. No adverse easements or encroachments noted. Preliminary Title Report not reviewed. See Addendum.

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject; if a significant item in the comparable is inferior to, or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	Subject Property	COMPARABLE NO 1	COMPARABLE NO 2	COMPARABLE NO 3
Address	5104 Zakon Road Torrance Map 793-B2	1101 W. Del Amo Bl. Torrance 764-A4	1519 Plaza Del Amo Torrance 793-J1	101 Portola Ave. Torrance 763-G5
Proximity to Subject		4 1/4 Mi Northeast	3 1/4 Mi East	2 3/4 Mi Northeast
Sales Price	\$ N/App	\$ 35,000	\$ 47,000	\$ 273,600
Price \$/Sq.Ft.	\$	\$ 6.64	\$ 5.43	\$ 57
Data Source	Owner	SoCal MLS /Dataquick	SoCal MLS /Dataquick	SoCal MLS /Dataquick
Date of Sale and Time Adjustment	DESCRIPTION N/App 9/8/2005	DESCRIPTION 6/6/2003 * (-) Adjustment 3,500	DESCRIPTION 12/10/1999 * (-) Adjustment 11,750	DESCRIPTION 8/24/2005 * (-) Adjustment 0
Location	Suburban	Suburban	Suburban	Suburban
Site/View	1,461/Residential	5,800 sf /None	10,825 sf /None	4,800 sf /None
Access	Good	Good	Good	Good
Frontage	14 ft	50 ft 0	40 ft 0	40 ft 0
Off-sites	All to site	All to site	All to site	All to site
Detrimental	None	None	None	None
Sales or Financing	N/App	None	None	None
Concessions				
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 3,500	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 11,750	<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 0
Indicated Value of Subject		\$ 38,500	\$ 58,750	\$ 273,600

Comments on Market Data The economic base reaches through the greater Los Angeles basin including Orange County. This base is diversified, and includes light industrial, high tech industries, service and professional businesses. Employment remains reasonably stable due to the broad spectrum of employment.

Comments and Conditions of Appraisal No loan discounts, interest buydowns or concessions for subject property or any comparables used were found at the time of inspection. No conditions required. Under USPAP this is a Complete Appraisal communicated as a Summary Report.

Final Reconciliation: Based upon market data, the Sales Comparison Approach is the best indicator of the subject's most probable market value. Of the three comparables used in this valuation, Comparables #1 and #2 were given most weight in estimating a final value.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF As of 9/6, 2005 to be \$ 9,000

Appraiser(s) Ronald J. Marchant, ASA Review Appraiser (If applicable) Did Did Not Physically Inspect Property
 Date Report Signed 9/12/2005 Date Report Signed
 State Certification # AG 002450 State CA State Certification #
 or State License # State CA or State License #

12
MULTI-PURPOSE SUPPLEMENTAL ADDENDUM
FOR FEDERALLY-RELATED TRANSACTIONS

File No.: TO-05

Borrower/Client Client - Gary T. Rosiak
 Property Address 5104 Zakon Road AP# 7530-012-900
 City Torrance County Los Angeles State CA Zip Code 90505
 Lender Gary T. Rosiak & Shirley Rosiak

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC) and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal.
 Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

EXTENT OF APPRAISAL PROCESS

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

The Reproduction Cost is based on Not applicable supplemented by the appraiser's knowledge of the local market.

Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.

The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.

The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.

For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

According to Public Records and Owner the subject property;

has not been offered for sale in the past 3 months or 3 years.

is currently offered for sale for \$

was offered for sale within the past months or years.

Offering information was considered in the final reconciliation of value.

Offering information was not considered in the final reconciliation of value.

Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

According to Public Records and Owner the subject property;

has not transferred in the past months or years.

has transferred in the past months or years.

All prior sales which have occurred in the past months or years are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

Subject property is not located in a FEMA Special Flood Hazard Area.

Subject is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
C	0601650005B	12/18/1079	Torrance, CA

The community does not participate in the National Flood Insurance Program.

The community does participate in the National Flood Insurance Program.

It is covered by a regular program.

It is covered by an emergency program.

CURRENT SALES CONTRACT

File No TO-05

The subject property is currently not under contract.

The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.

The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

The contract indicated that personal property was not included in the sale.

The contract indicated that personal property was included. It consisted of

Estimated contributory value is \$

Personal property was not included in the final value estimate.

Personal property was included in the final value estimate.

The contract indicated no financing concessions or other incentives.

The contract indicated the following concessions or incentives

If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

3 -6 months is considered a reasonable marketing period for the subject property based on Review of the local multiple listing service and interviews with local brokers.

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:

- (1) Their analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), and in accordance with the regulations developed by the Lender's Federal Regulatory Agency as required by FIRREA, except that the Departure Provisions of the USPAP do not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

None.

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature *Ronald J. Marchant* Effective Date 9/6/2005 Date Prepared 9/12/2005
 Appraiser's Name (print) Ronald J. Marchant, ASA Phone # (310) 329.6509
 State CA License Residential Certification Certification # AG 002451 Tax ID # On file

CO-SIGNING APPRAISER'S CERTIFICATION

The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.

- The co-signing appraiser has not personally inspected the interior of the subject property and;
- has not inspected the exterior of the subject property and all comparable sales listed in the report.
- has inspected the exterior of the subject property and all comparable sales listed in the report.

The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.

The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE

Appraiser's Signature Trainee Review Other
 Appraiser's Name (print) SS #
 State License Certified Residential Certified #



CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY
DEVELOPMENT DIRECTOR

April 4, 2006

Resident
4929 Macafee Road
Torrance, CA 90505

**Subject: Proposed Quitclaim and Easement Vacation for a Excess Portion of City
Property on the East Side of 5104 Zakon Road**

Dear Resident,

The owners of 5104 Zakon Road have offered to purchase a portion of excess City property located on the east side of their residence (see attachments). There is no construction required as a result of this action, except to repair/replace the existing chain link fence along the east side of this area of land to be purchased and to repair/replace the driveway apron which currently causes storm water to pond in the gutter.

The City Council is scheduled to review this offer to purchase and to vacate (remove) the existing sewer, drainage and public utilities easement on this area of land on Tuesday, April 18, 2006 at 7:00pm in the Council Chambers at 3031 Torrance Blvd. You are invited, but not required to attend this hearing.

If you have any questions or concerns, please contact Ted Symons at 310-618-2831 so these can be addressed prior to the City Council meeting, if possible.

Very truly yours,

TED SEMAAN, Manager
Transportation Planning, Engineering
Permits & Records Division

By: 
TED SYMONS
Associate Civil Engineer

Attachments
cc: Gary Rosiak
5104 Zakon Road
Torrance, CA 90505
TS/cks1747



CITY OF
TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY
DEVELOPMENT DIRECTOR

April 4, 2006

Resident
5005 Macafee Road
Torrance, CA 90505

Subject: Proposed Quitclaim and Easement Vacation for a Portion of Excess City Property on the East Side of 5104 Zakon Road

Dear Resident,

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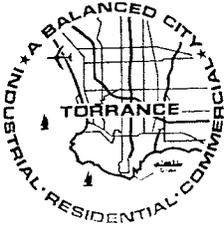
TED SEMAAN, Manager
Transportation Planning, Engineering
Permits & Records Division

By: 
TED SYMONS
Associate Civil Engineer

Attachments

cc: Gary Rosiak
5104 Zakon Road
Torrance, CA 90505

TS/cks1746



CITY OF
TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY
DEVELOPMENT DIRECTOR

April 4, 2006

Resident
5012 Zakon Road
Torrance, CA 90505

Subject: Proposed Quitclaim and Easement Vacation for a Portion of Excess City Property on the East Side of 5104 Zakon Road

Dear Resident,

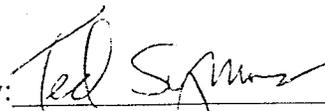
The owners of 5104 Zakon Road have offered to purchase a portion of excess City property located on the east side of their residence (see attachments). There is no construction required as a result of this action, except to repair/replace the existing chain link fence along the east side of this area of land to be purchased and to repair/replace the driveway apron which currently causes storm water to pond in the gutter.

The City Council is scheduled to review this offer to purchase and to vacate (remove) the existing sewer, drainage and public utilities easement on this area of land on Tuesday, April 18, 2006 at 7:00pm in the Council Chambers at 3031 Torrance Blvd. You are invited, but not required to attend this hearing.

If you have any questions or concerns, please contact Ted Symons at 310-618-2831 so these can be addressed prior to the City Council meeting, if possible.

Very truly yours,

TED SEMAAN, Manager
Transportation Planning, Engineering
Permits & Records Division

By: 

TED SYMONS
Associate Civil Engineer

Attachments

cc: Gary Rosiak
5104 Zakon Road
Torrance, CA 90505

TS/cks1745

Symons, Ted

From: Gary Rosiak [Rosiak@socal.rr.com]
Sent: Friday, March 17, 2006 11:53 AM
To: Brian Sunshine
Cc: Symons, Ted
Subject: Your Counter Offer

After considering you counter offer of 20% off the second appraisal (\$22,360), we have decided to accept the offer. Therefore, I would amend my previous offer to be: \$17,888 for the city land adjacent to my property as defined by the Torrance Community Development Department in January of 2006 (reference Ted Symons lot line adjustment sketch). In addition to the \$17,888, I would continue to agree to replace/repair the city fence along my lot line and also agree to replace my driveway concrete curb with a non-water blocking entrance.

Thanks, Gary

LAND APPRAISAL REPORT

File No. N2831

IDENTIFICATION

Borrower N/A Census Tract 6512.01 Map Reference 793-B2
 Property Address Zakon Road, East of 5104 Zakon Road
 City Torrance County Los Angeles State CA Zip Code 90505
 Legal Description A Portion of Lot 27, Tract 15397, Map Book 332, Pages 16-19; A Portion of APN 7530-012-900
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ N/A (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client City of Torrance Address 3031 Torrance Boulevard, Torrance, CA 90503
 Occupant Vacant Appraiser John J. Griffey, President Instructions to Appraiser Find Market Value

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 100% 1 Family 2-4 Family % Apts. % Condo % Commercial
 % Industrial % Vacant
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant >1 % Vacant
 Single Family Price Range \$ 675,000 to \$ 1,500,000 Predominant Value \$ 800,000
 Single Family Age 1 yrs. to 57 yrs. Predominant Age 50 yrs.

Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): This hillside neighborhood is made up of original homes dating from the late 1940's to newer custom residences designed to take advantage of city, valley and ocean views.

SITE

Dimensions 10 x 104 ft. = 1,040 Sq. Ft. or Acres Corner Lot
 Zoning classification R1 (Single Family Residential) Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) Portion of Single Family Lot
 Elec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS Topo Sloping
 Gas _____ Street Access Public Private Size Small parcel, portion of city-owned right of way
 Water _____ Surface Asphalt Shape Rectangular
 San. Sewer _____ Maintenance Public Private View City/Valley
 Underground Elect. & Tel. Storm Sewer Curb/Gutter Drainage Adequate
 Sidewalk Street Lights Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The appraiser did not review the title report.
 Subject is above grade with no apparent adverse easements or encroachments noted.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Zakon Road, East of 5104 Zakon Torrance	5105 Zakon Road Torrance	5152 Zakon Road Torrance	4714 Bindewald Torrance
Proximity to Subject		0.00 miles	0.02 miles	0.28 miles
Sales Price	\$ N/A	\$ 62.92	\$ 104.41	\$ 107.14
Price total area	\$	\$ 565,000	\$ 710,000	\$ 675,000
Data Source	Inspection	Win2Data/DOC#3152031	Wn2Dat/MLS/Broker#2499678	Win2Data/DOC#727639
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION 12/7/04 +8.98	DESCRIPTION 10/18/05 +3.93	DESCRIPTION 3/30/05 +11.25
Location	Average	Average	Average	Average
Site/View	1,040 sq. ft.	8,890 sq. ft.	6,800 sq. ft.	6,300 sq. ft.
View	City Lights	None +15	City Lights	Superior City Light -10
Zoning	R-1	R-1	R-1	R-1
Topography	Level Pad & Slope	Level Pad & Slope	Level Pad & Slope	Level Pad & Slope
Utility	Sub-standard	Large -65	Typical -87	Typical -87
Sales or Financing Concessions	N/A	N/A	N/A	N/A
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 41.02	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 83.07	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 85.75
Indicated Value of Subject		\$ 21.9	\$ 21.34	\$ 21.39

Comments on Market Data: See attached addenda.

Comments and Conditions of Appraisal: The purpose of this appraisal is to determine the market value of the property in as-is condition for possible sale. This is a complete appraisal-summary report. "All electronic signatures on this report are maintained by individual passwords for each signing appraiser. No person can alter the appraisal without the express permission of the original signing appraiser(s)."

Final Reconciliation: Based upon the adjusted per square foot value of the comparables presented, the market value of the subject is: 1,040 sq. ft. x \$21.50 per square foot = \$22,360

RECONCILIATION

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF February 16, 20 06 to be \$ 22,360

 John J. Griffey, President
 Appraiser(s)

 Ben F. Tunell III, Chairman
 Review Appraiser (if applicable)

Did Did Not Physically Inspect Property

[Y2K]

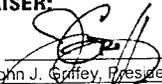
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

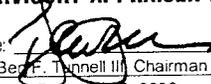
SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Zakon Road, East of 5104 Zakon Road, Torrance, CA 90505

APPRAISER:

Signature: 
 Name: John J. Griffey, President
 Date Signed: February 16, 2006
 State Certification #: AG011138
 or State License #: _____
 State: CA
 Expiration Date of Certification or License: 4/22/2007

SUPERVISORY APPRAISER (only if required):

Signature: 
 Name: Bert F. Tunnell III, Chairman
 Date Signed: February 16, 2006
 State Certification #: AG006964
 or State License #: _____
 State: CA
 Expiration Date of Certification or License: 5/10/2007

Did Did Not Inspect Property