

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

Members of the Council

**SUBJECT: Community Development Department – Approve Quitclaims of City Property and Approve and Adopt Resolution to Summarily Vacate a portion of Lomita Boulevard between Kathryn Avenue and Anza Avenue**

### **RECOMMENDATION**

The Community Development Director recommends that the City Council:

- 1) Approve the Quitclaims of City property; and
- 2) Approve and adopt the attached Resolution summarily vacating a portion of Lomita Boulevard between Kathryn Avenue and Anza Avenue.

### **FUNDING**

No funding required.

### **BACKGROUND AND ANALYSIS**

#### **Lot Line Adjustment and Quitclaim**

On January 26, 2010, the City Council approved the concept and funding for a new public park, Seaside Heroes Park, located on the undeveloped Lomita Boulevard right-of-way between Kathryn Avenue and Anza Avenue. The new public park is currently under construction. As part of the approval for this new park, the lot lines between the park and the adjacent neighbors were adjusted to more nearly fit the existing, encroaching fence lines. Only the property owners that paid for the land at the agreed upon price were involved with the Lot Line Adjustment. The lot line adjustments were reviewed and approved by the Planning Commission on November 3, 2010 (DIV10-00006, DIV10-00007, and DIV10-00008). The attached quitclaims would remove any ownership interest from the City of Torrance in the property that will be transferred to the adjacent neighbors as a result of the approved lot line adjustments. Since the Planning Commission approved the Lot Line Adjustments, the Community Development Director recommends that the attached quitclaims (see Attachment C) be signed by the Honorable Mayor and City Clerk.

The zone change (ZON10-00003) for this property (from R-1 to PU) was approved by the Planning Commission on July 7, 2010 and by the City Council on September 28, 2010.

### **Street Easement Vacation**

To clean up the property title to the land underlying this new park, the Community Development Director recommends that your Honorable Body approve and adopt the attached Resolution summarily vacating the street easement that currently encumbers this land. The street easement, to be vacated, was offered as a future street easement on Tract Maps 19108 and 19245 in 1953 and was accepted by the City Council on April 22, 1975 in Resolution 75-67. The approximate area of land to be vacated is 52,384 square feet (see Attachments A and B).

There is an existing 54" diameter Los Angeles County, Department of Public Works storm drain which runs along the length of the park property. An easement will be reserved for this drain in the attached Resolution.

Because the street easement has not been used for its intended purpose over the past 5 years, State law allows for it to be vacated summarily. No construction is required as a result of this action by your Honorable Body. This action will serve to clean up the title and eliminate an unnecessary easement. The applicable utility companies and public agencies have been notified and have no objection to this action.

Respectfully submitted,

JEFFERY W. GIBSON  
Community Development Director

By: 

\_\_\_\_\_  
TED SEMAAN, Manager  
Transportation Planning,  
Development Engineering &  
Records Division

CONCUR:

  
\_\_\_\_\_  
LeROY J. JACKSON  
City Manager

  
\_\_\_\_\_  
JEFFERY W. GIBSON  
Community Development Director

Attachments:

- Resolution  
A. Vicinity Map  
B. Location Sketch  
C. Quitclaim Deeds to be signed by Mayor and City Clerk

TS/cks2335

**RESOLUTION 2010-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
ORDERING THE SUMMARY VACATION OF A STREET EASEMENT  
FOR A PORTION OF LOMITA BOULEVARD BETWEEN KATHRYN  
AVENUE AND ANZA AVENUE**

**WHEREAS**, the City of Torrance was offered a future street easement over the property located in the City of Torrance, County of Los Angeles, State of California, further described as follows:

Lot 189 of Tract 19108 as per map recorded in Book 479, pages 34 through 37 of Maps in the Office of the County Recorder of said County and Lot 127 of Tract 19245 as per map recorded in Book 494 pages 15 through 18 of Maps in the Office of the County Recorder of said County;

**WHEREAS**, the above described future street easement was accepted by the City Council in Resolution 75-67 recorded as Instrument No.3354 on April 25, 1975 in the Office of the County Recorder of said County;

**WHEREAS**, the existing street easement has not been used for its intended purpose;

**WHEREAS**, a portion of the above described property is being developed as a public park and the remainder is to become private property;

**WHEREAS**, for the purpose of said proposed vacation, the City Council elects to proceed under the Vacation Provision Division 9, Part 3, Chapter 4, beginning with Section 8330 of the Streets and Highways Code;

**WHEREAS**, the City Council finds that the street easement described in this Resolution is unnecessary for present or prospective public use;

**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 street 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 street easement is hereby vacated and abandoned and that, from and after the date this Resolution is recorded, these portions no longer constitute an easement for street purposes.

**SECTION 3**

That the City of Torrance and its assigns without limitation does reserve and except from the vacation an easement to the Los Angeles County Department of Public Works for the right at any time to construct, maintain, operate, replace, repair and use the northeasterly 12 feet of the southwesterly 31 feet of Lot 189 of said Tract 19108 for existing and future storm drain lines.

**SECTION 4**

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

**INTRODUCED, APPROVED AND ADOPTED THIS 16<sup>th</sup> DAY OF NOVEMBER, 2010.**

\_\_\_\_\_  
Mayor Frank Scotto

ATTEST:

\_\_\_\_\_  
Sue Herbers, City Clerk

APPROVED AS TO FORM:  
JOHN L. FELLOWS III, City Attorney

By: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant  
City Attorney

PROPOSED VACATION OF A PORTION OF LOMITA BLVD. BETWEEN ANZA AVE. & KATHRYN AVE IN THE CITY OF TORRANCE

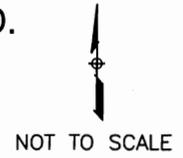


CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

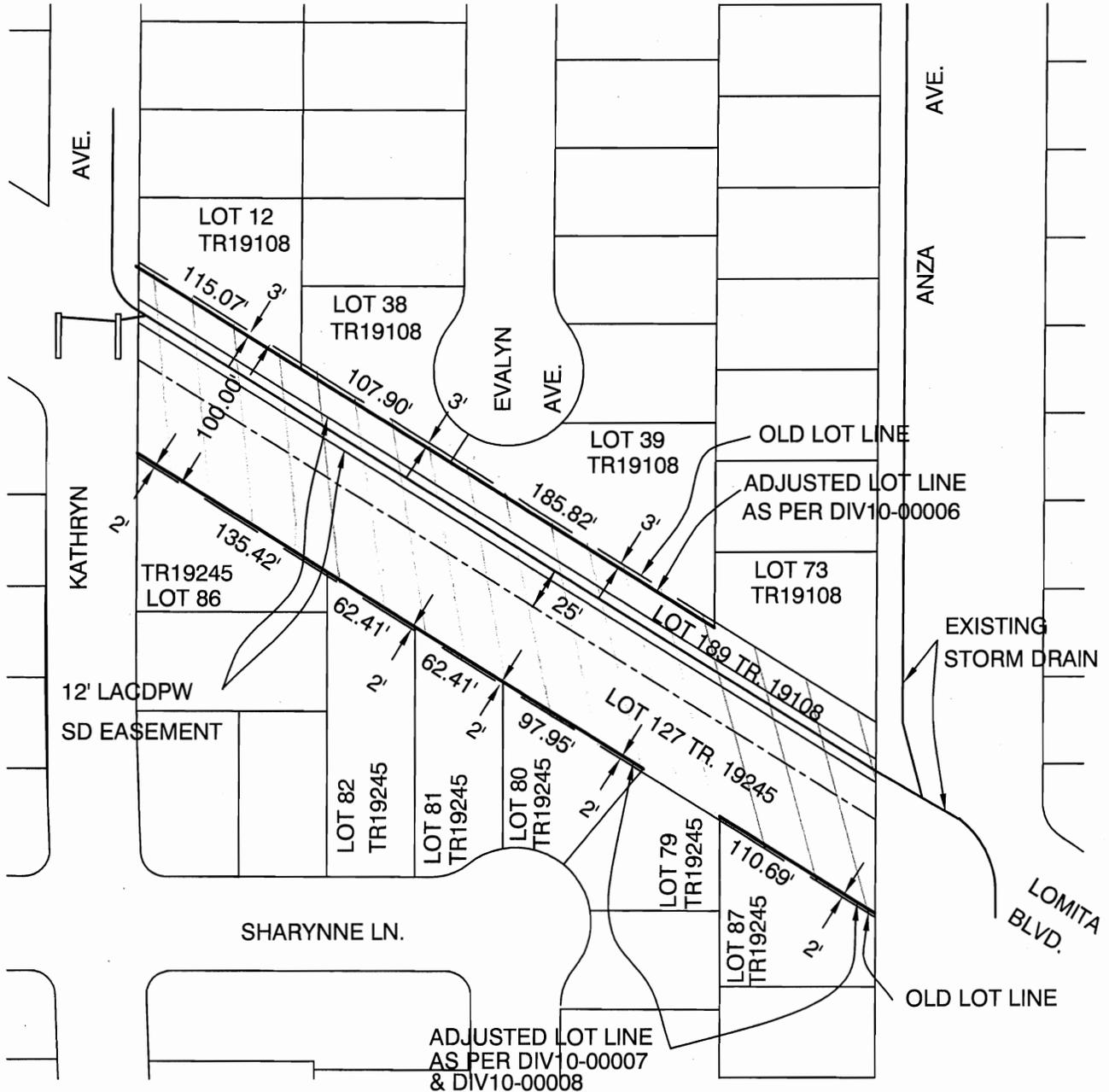
SEPT. 2010

VICINITY MAP

PROPOSED VACATION OF A PORTION OF LOMITA BLVD.  
 BETWEEN ANZA AVE. AND KATHRYN AVE.  
 IN THE CITY OF TORRANCE



 PROPOSED VACATION  
 ADJUSTED LOT LINES



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

NOV. 2010

LOCATION 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:

Scott and Denise Honaker  
22716 Kathryn Avenue  
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  
Scott Honaker and Denise Honaker, Husband and Wife, as joint tenants

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

See attached Exhibit "A"

**INTRODUCED, APPROVED, AND ADOPTED** this 16<sup>th</sup> day of November 2010.

\_\_\_\_\_  
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: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM OF**  
**PORTION OF LOT 189**  
**TO LOT 12**  
**APN 7527-013-001**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A 3.00 FOOT STRIP OF LAND WITHIN LOT 189 AS SHOWN ON THE MAP OF TRACT NO. 19108 RECORDED IN BOOK 479, PAGES 34 THROUGH 37 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING SOUTHWESTERLY AND PARALLEL TO THE SOUTHERLY LINE OF LOT 12 OF SAID TRACT NO. 19108, BOUNDED ON THE NORTHWEST BY THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 12 AND BOUNDED ON THE SOUTHEAST BY THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 12.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES INCLUDING WATER, THAT ARE SUBSURFACE, BUT WITHOUT THE RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OF SUCH OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES, INCLUDING WATER, AS RESERVED BY LATHROP MCDOWELL, A WIDOWER, IN DEED RECORDED JANUARY 7, 1951 IN BOOK 40673, PAGE 252, OFFICIAL RECORDS.

CONTAINING AN AREA OF 345.195 SQUARE FEET MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

  
\_\_\_\_\_  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES 9-30-11

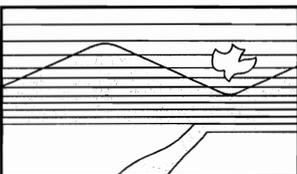
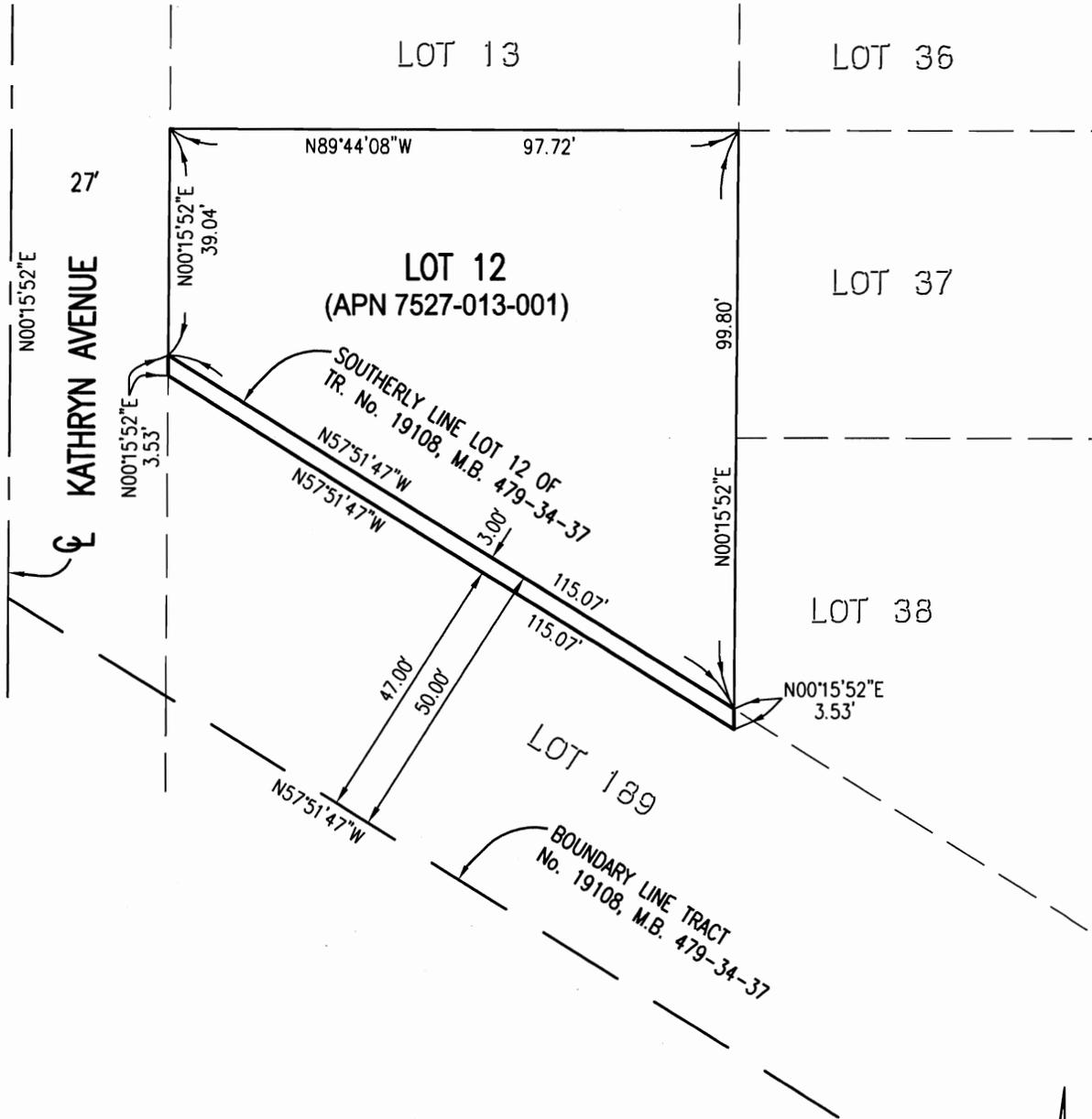


# EXHIBIT "B"

## LOT 12 OF TRACT No. 19108

### 22716 KATHRYN AVENUE

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**ADAMS • STREETER**  
 CIVIL ENGINEERS, INC.



*[Handwritten Signature]*  
 JAN A. ADAMS, R.C.E. 21687  
 EXPIRES: 9/30/11



SCALE: 1" = 30'

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

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

MAIL TAX STATEMENTS TO:

David E. Sebo  
22721 Evalyn Avenue  
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  
David E. Sebo, a single man

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

See attached Exhibit "A"

**INTRODUCED, APPROVED, AND ADOPTED** this 16<sup>th</sup> day of November 2010.

\_\_\_\_\_  
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: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM OF**  
**PORTION OF LOT 189**  
**TO LOT 38**  
**APN 7527-013-027**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A 3.00 FOOT STRIP OF LAND WITHIN LOT 189 AS SHOWN ON THE MAP OF TRACT NO. 19108 RECORDED IN BOOK 479, PAGES 34 THROUGH 37 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING SOUTHWESTERLY AND PARALLEL TO THE SOUTHERLY LINE OF LOT 38 OF SAID TRACT NO. 19108, BOUNDED ON THE NORTHWEST BY THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 38 AND BOUNDED ON THE SOUTHEAST BY THE SOUTHERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 38.

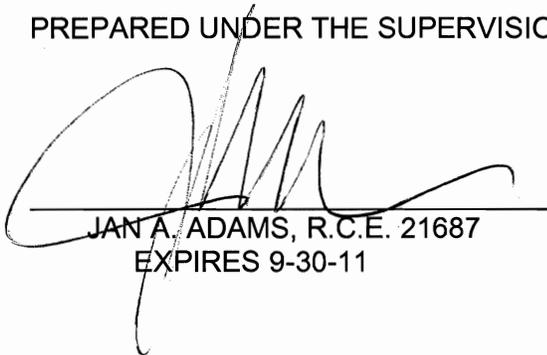
EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES INCLUDING WATER, THAT ARE SUBSURFACE, BUT WITHOUT THE RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OF SUCH OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES, INCLUDING WATER, AS RESERVED BY LATHROP MCDOWELL, A WIDOWER, IN DEED RECORDED JANUARY 7, 1951 IN BOOK 40673, PAGE 252, OFFICIAL RECORDS.

CONTAINING AN AREA OF 320.902 SQUARE FEET MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES 9-30-11

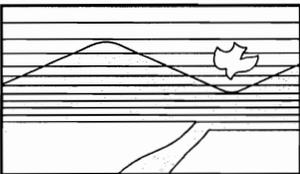
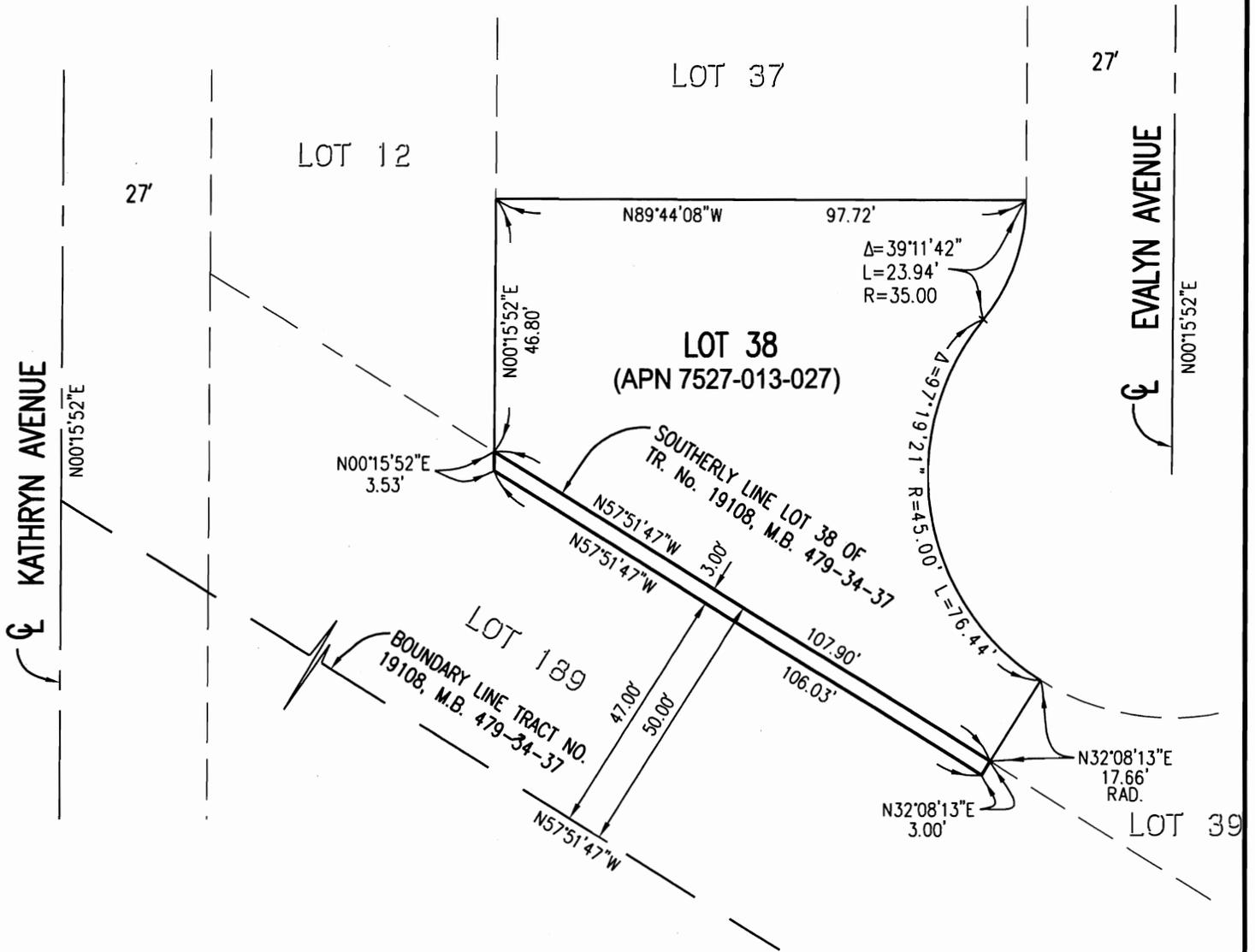


# EXHIBIT "B"

## LOT 38 OF TRACT No. 19108

### 22721 EVALYN AVENUE

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



ADAMS • STREETER  
CIVIL ENGINEERS, INC.



JAN A. ADAMS, R.C.E. 21687  
EXPIRES: 9/30/11



SCALE: 1" = 30'

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

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

**MAIL TAX STATEMENTS TO:**

Jeffery and April Cherness  
22730 Evalyn Avenue  
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  
Jeffery S. Cherness and April L. Cherness, Husband and Wife, as joint tenants

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

See attached Exhibit "A"

**INTRODUCED, APPROVED, AND ADOPTED** this 16<sup>th</sup> day of November 2010.

\_\_\_\_\_  
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: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM OF**  
**PORTION OF LOT 189**  
**TO LOT 39**  
**APN 7527-012-001**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A 3.00 FOOT STRIP OF LAND WITHIN LOT 189 AS SHOWN ON THE MAP OF TRACT NO. 19108 RECORDED IN BOOK 479, PAGES 34 THROUGH 37 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING SOUTHWESTERLY AND PARALLEL TO THE SOUTHERLY LINE OF LOT 39 OF SAID TRACT NO. 19108, BOUNDED ON THE NORTHWEST BY THE SOUTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 39 AND BOUNDED ON THE SOUTHEAST BY THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 39.

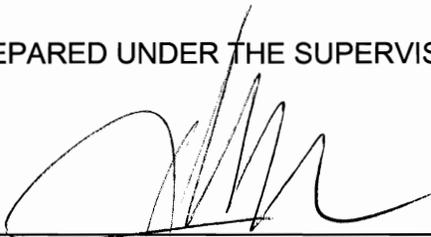
EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES INCLUDING WATER, THAT ARE SUBSURFACE, BUT WITHOUT THE RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OF SUCH OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES, INCLUDING WATER, AS RESERVED BY LATHROP MCDOWELL, A WIDOWER, IN DEED RECORDED JANUARY 7, 1951 IN BOOK 40673, PAGE 252, OFFICIAL RECORDS.

CONTAINING AN AREA OF 560.258 SQUARE FEET MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

  
\_\_\_\_\_  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES 9-30-11

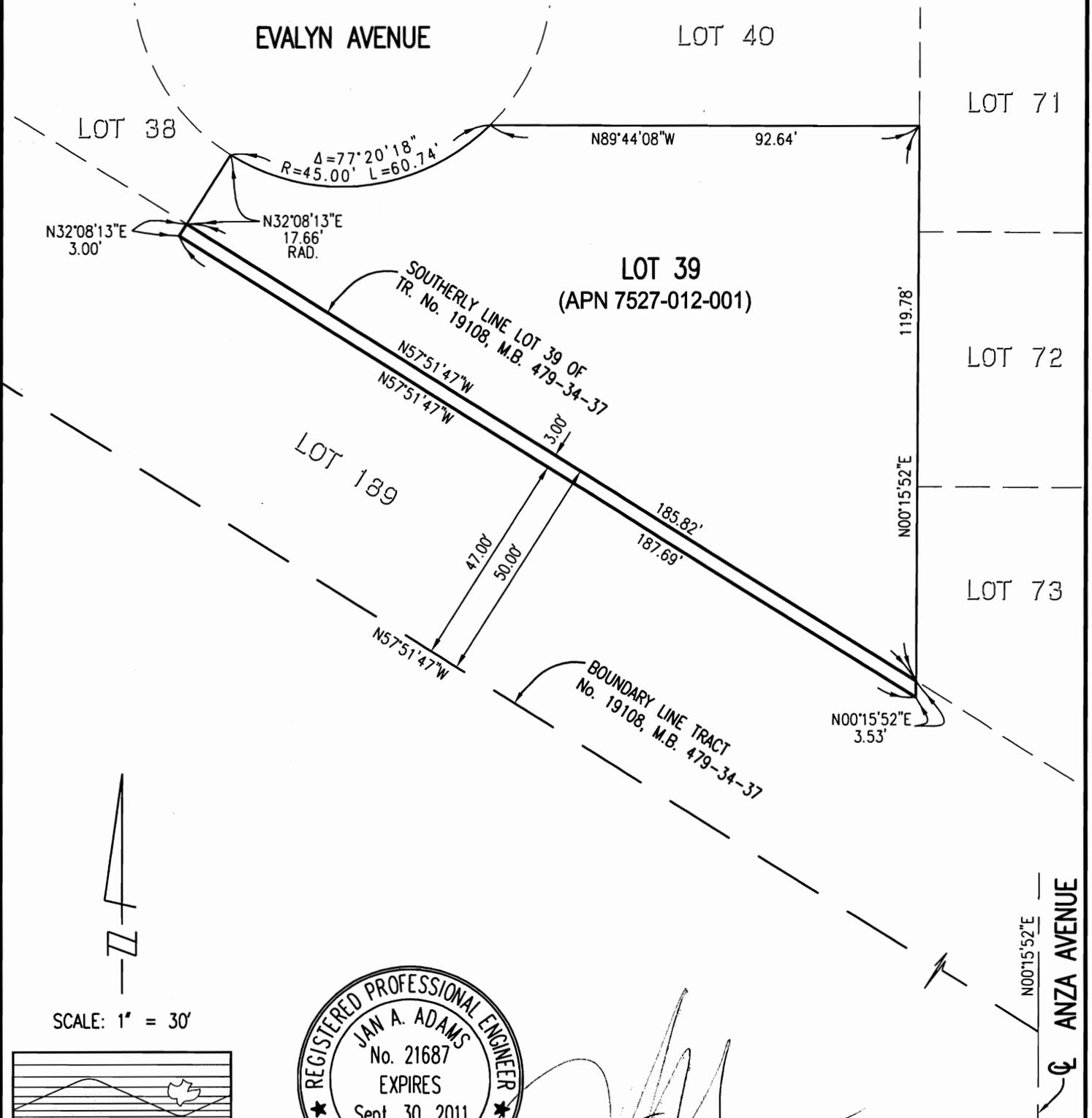


# EXHIBIT "B"

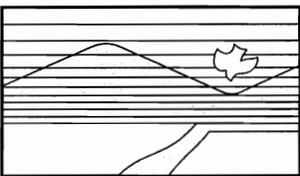
## LOT 39 OF TRACT No. 19108

### 22730 EVALYN AVENUE

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SCALE: 1" = 30'



ADAMS • STREETER  
CIVIL ENGINEERS, INC.



JAN A. ADAMS, R.C.E. 21687  
EXPIRES: 9/30/11

ANZA AVENUE

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

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

**MAIL TAX STATEMENTS TO:**

David Yamazaki and Yumi Yamazaki  
22812 Kathryn Avenue  
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  
David S. Yamazaki and Yumi Christine Yamazaki, Husband and Wife, as  
community property with right of survivorship

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

See attached Exhibit "A"

**INTRODUCED, APPROVED, AND ADOPTED** this 16<sup>th</sup> day of November 2010.

\_\_\_\_\_  
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: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM OF**  
**PORTION OF LOT 127**  
**TO LOT 86**  
**APN 7530-019-024**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A 2.00 FOOT STRIP OF LAND WITHIN LOT 127 AS SHOWN ON THE MAP OF TRACT NO. 19245 RECORDED IN BOOK 494, PAGES 15 THROUGH 18 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING NORTHEASTERLY AND PARALLEL TO THE NORTHERLY LINE OF LOT 86 OF SAID TRACT NO. 19245, BOUNDED ON THE NORTHWEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 86 AND BOUNDED ON THE SOUTHEAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 86.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED JANUARY 7, 1953 IN BOOK 40673, PAGE 252, OFFICIAL RECORDS.

CONTAINING AN AREA OF 270.840 SQUARE FEET MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES 9-30-11

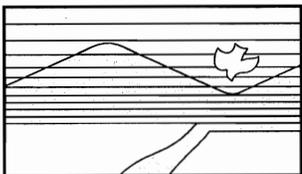
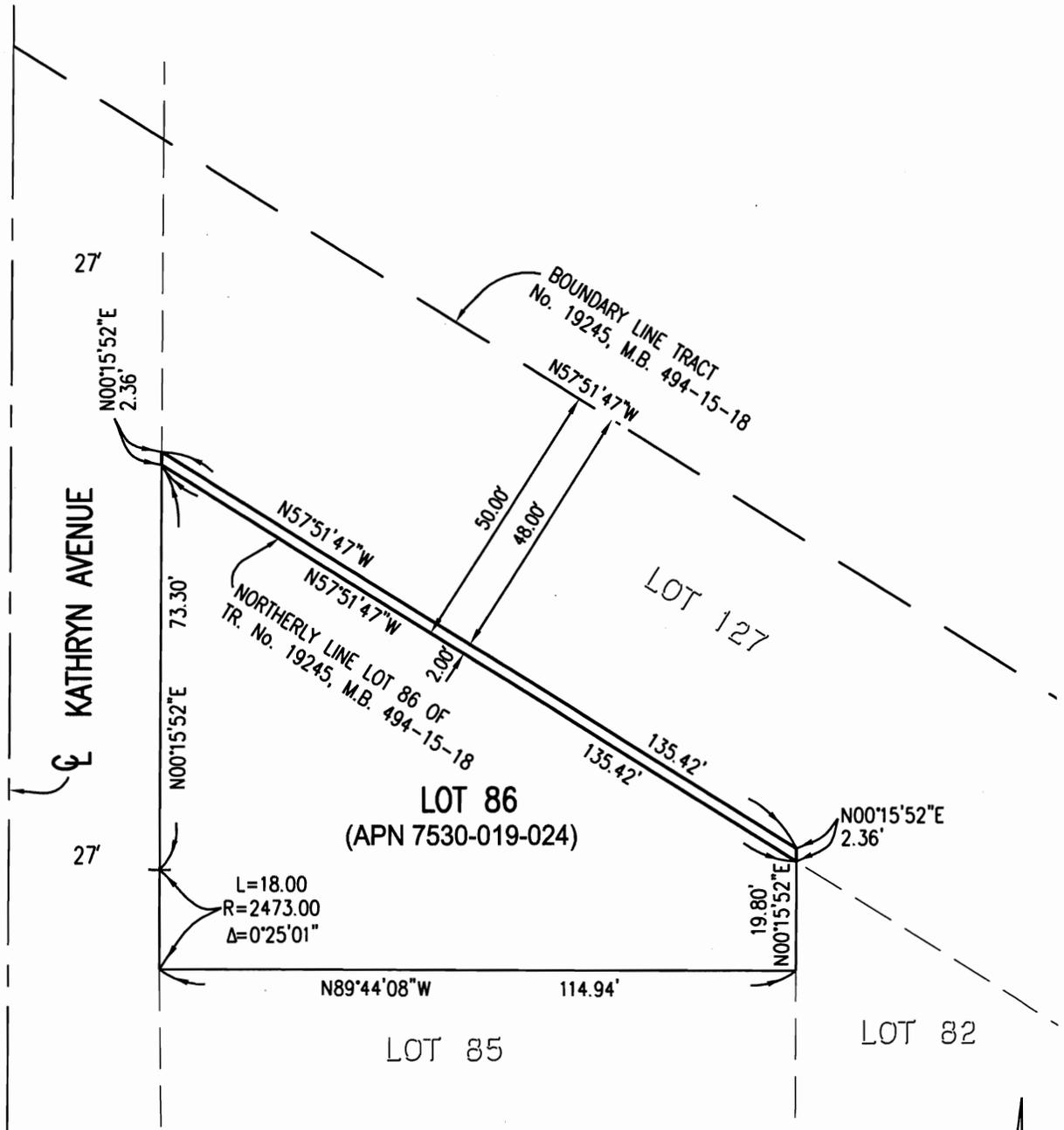


# EXHIBIT "B"

## LOT 86 OF TRACT No. 19245

### 22812 KATHRYN AVENUE

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**ADAMS • STREETER**  
**CIVIL ENGINEERS, INC.**



JAN A. ADAMS, R.C.E. 21687  
 EXPIRES: 9/30/11



SCALE: 1' = 30'

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

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

MAIL TAX STATEMENTS TO:

Sheldon and Virginia Michelson  
4511 Sharynne Lane  
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  
Sheldon F. Michelson and Virginia M. Michelson, Husband and Wife, as  
joint tenants

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

See attached Exhibit "A"

**INTRODUCED, APPROVED, AND ADOPTED** this 16<sup>th</sup> day of November 2010.

\_\_\_\_\_  
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: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM OF**  
**PORTION OF LOT 127**  
**TO LOT 82**  
**APN 7530-019-020**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A 2.00 FOOT STRIP OF LAND WITHIN LOT 127 AS SHOWN ON THE MAP OF TRACT NO. 19245 RECORDED IN BOOK 494, PAGES 15 THROUGH 18 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING NORTHEASTERLY AND PARALLEL TO THE NORTHERLY LINE OF LOT 82 OF SAID TRACT NO. 19245, BOUNDED ON THE NORTHWEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 82 AND BOUNDED ON THE SOUTHEAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 82.

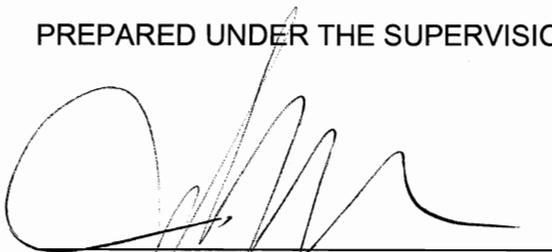
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED JANUARY 7, 1953 IN BOOK 40673, PAGE 252, OFFICIAL RECORDS.

CONTAINING AN AREA OF 124.820 SQUARE FEET MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



JAN A. ADAMS, R.C.E. 21687  
EXPIRES 9-30-11



# EXHIBIT "B"

## LOT 82 OF TRACT No. 19245

### 4511 SHARYNNE LANE

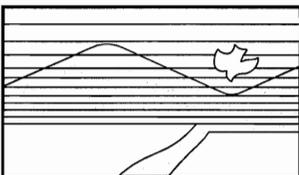
IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SCALE: 1" = 30'

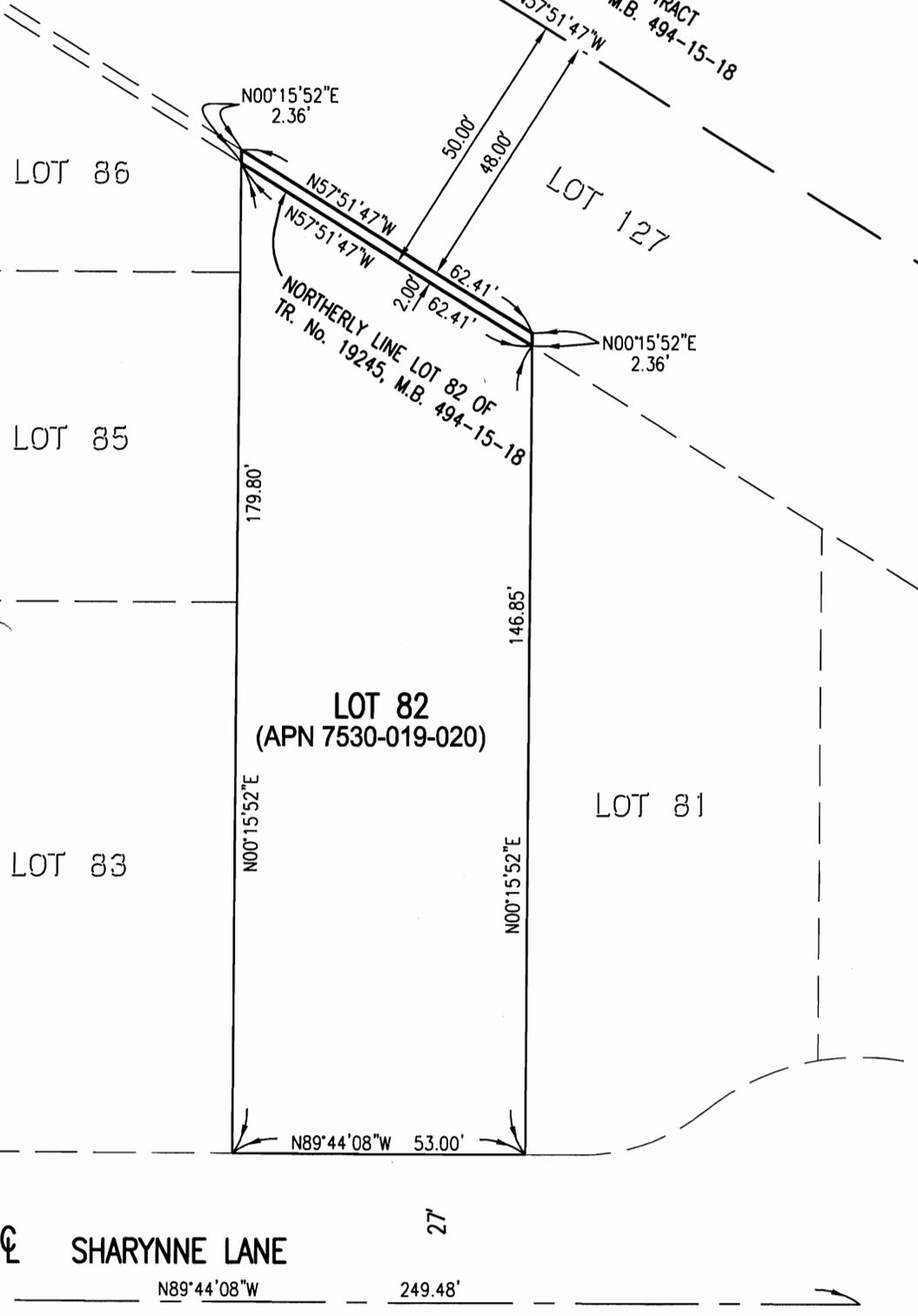


JAN A. ADAMS, R.C.E. 21687  
EXPIRES: 9/30/11



ADAMS • STREETER  
CIVIL ENGINEERS, INC.

KATHRYN AVENUE  
N02°08'08"W



SHARYNNE LANE

N89°44'08"W

249.48'

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

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

**MAIL TAX STATEMENTS TO:**

Scott and Leslie Davidson  
4507 Sharynne Lane  
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  
Scott Davidson and Leslie Davidson, , Husband and Wife, as joint tenants

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

See attached Exhibit "A"

**INTRODUCED, APPROVED, AND ADOPTED** this 16<sup>th</sup> day of November 2010.

\_\_\_\_\_  
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: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM OF**  
**PORTION OF LOT 127**  
**TO LOT 81**  
**APN 7530-019-019**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A 2.00 FOOT STRIP OF LAND WITHIN LOT 127 AS SHOWN ON THE MAP OF TRACT NO. 19245 RECORDED IN BOOK 494, PAGES 15 THROUGH 18 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING NORTHEASTERLY AND PARALLEL TO THE NORTHERLY LINE OF LOT 81 OF SAID TRACT NO. 19245, BOUNDED ON THE NORTHWEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 81 AND BOUNDED ON THE SOUTHEAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 81.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED JANUARY 7, 1953 IN BOOK 40673, PAGE 252, OFFICIAL RECORDS.

CONTAINING AN AREA OF 124.820 SQUARE FEET MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

  
\_\_\_\_\_  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES 9-30-11



# EXHIBIT "B"

## LOT 81 OF TRACT No. 19245

### 4507 SHARYNNE LANE

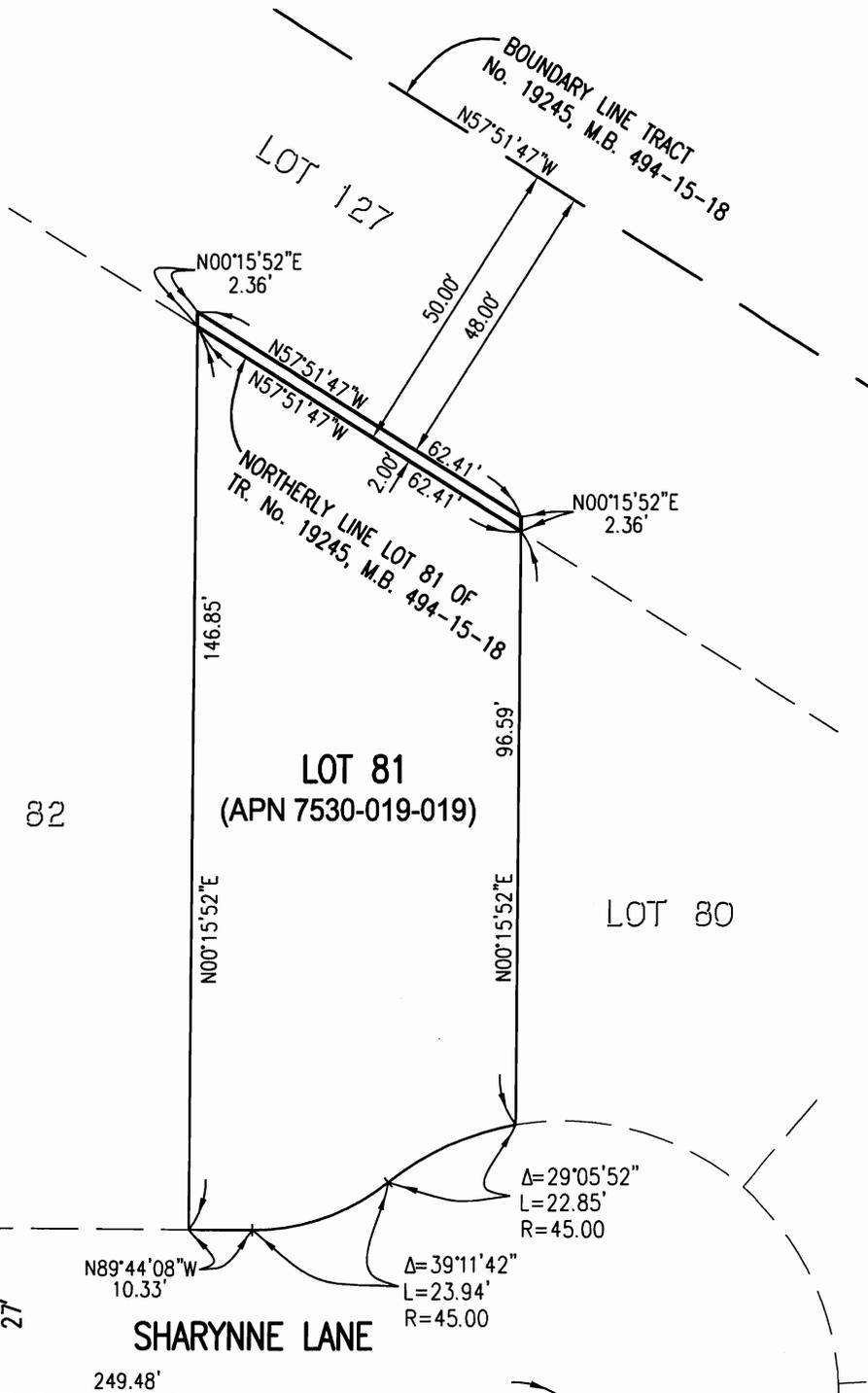
IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SCALE: 1" = 30'



*[Signature]*  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES: 9/30/11



KATHRYN AVENUE

N02°08'08"W

N89°44'08"W

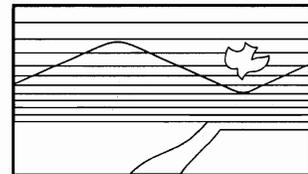
N89°44'08"W  
10.33'

SHARYNNE LANE

249.48'

Δ=29°05'52"  
L=22.85'  
R=45.00

Δ=39°11'42"  
L=23.94'  
R=45.00



ADAMS • STREETER  
CIVIL ENGINEERS, INC.

JN 10-1766

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

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

**MAIL TAX STATEMENTS TO:**

Thomas and Karen Carmody  
4503 Sharynne Lane  
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  
Thomas T. Carmody and Karen J. Carmody, Husband and Wife, as joint tenants

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

See attached Exhibit "A"

**INTRODUCED, APPROVED, AND ADOPTED** this 16<sup>th</sup> day of November 2010.

\_\_\_\_\_  
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: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM OF**  
**PORTION OF LOT 127**  
**TO LOT 80**  
**APN 7530-019-018**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A 2.00 FOOT STRIP OF LAND WITHIN LOT 127 AS SHOWN ON THE MAP OF TRACT NO. 19245 RECORDED IN BOOK 494, PAGES 15 THROUGH 18 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING NORTHEASTERLY AND PARALLEL TO THE NORTHERLY LINE OF LOT 80 OF SAID TRACT NO. 19245, BOUNDED ON THE NORTHWEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 80 AND BOUNDED ON THE SOUTHEAST BY THE NORTHEASTERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 80.

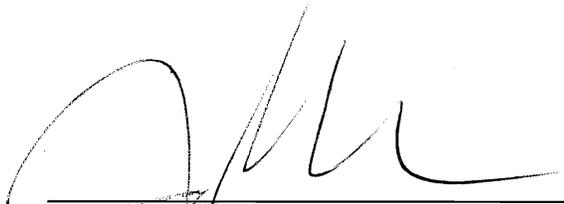
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED JANUARY 7, 1953 IN BOOK 40673, PAGE 252, OFFICIAL RECORDS.

CONTAINING AN AREA OF 197.524 SQUARE FEET MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

  
\_\_\_\_\_  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES 9-30-11



# EXHIBIT "B"

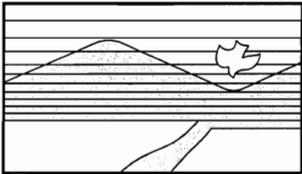
## LOT 80 OF TRACT No. 19245

### 4503 SHARYNNE LANE

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SCALE: 1" = 30'



ADAMS • STREETER  
CIVIL ENGINEERS, INC.

LOT 82

LOT 80  
(APN 7530-019-018)

LOT 79

BOUNDARY LINE TRACT  
No. 19245, M.B. 494-15-18  
N57°51'47"W

LOT 127

N00°15'52"E  
2.36'

N57°51'47"W  
N57°51'47"W

50.00'  
48.00'  
99.49'  
97.95'

N40°26'29"E  
2.02'

NORTHERLY LINE LOT 80 OF  
TR. No. 19245, M.B. 494-15-18

96.59'  
N00°15'52"E

L=39.49  
R=45.00  
Δ=50°16'27"

71.71'  
N40°26'29"E

KATHRYN AVENUE

N02°08'08"W

27'

SHARYNNE LANE

JAN A. ADAMS, R.C.E. 21687  
EXPIRES: 9/30/11



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

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

**MAIL TAX STATEMENTS TO:**

Judith M. DeYoung  
22901 Anza Avenue  
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  
Judith M. DeYoung, as Trustee of the Judith M. DeYoung Trust dated  
March 2, 2004

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

See attached Exhibit "A"

**INTRODUCED, APPROVED, AND ADOPTED** this 16<sup>th</sup> day of November 2010.

\_\_\_\_\_  
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: \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR QUITCLAIM OF**  
**PORTION OF LOT 127**  
**TO LOT 87**  
**APN 7530-019-025**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A 2.00 FOOT STRIP OF LAND WITHIN LOT 127 AS SHOWN ON THE MAP OF TRACT NO. 19245 RECORDED IN BOOK 494, PAGES 15 THROUGH 18 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING NORTHEASTERLY AND PARALLEL TO THE NORTHERLY LINE OF LOT 87 OF SAID TRACT NO. 19245, BOUNDED ON THE NORTHWEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 87 AND BOUNDED ON THE SOUTHEAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 87.

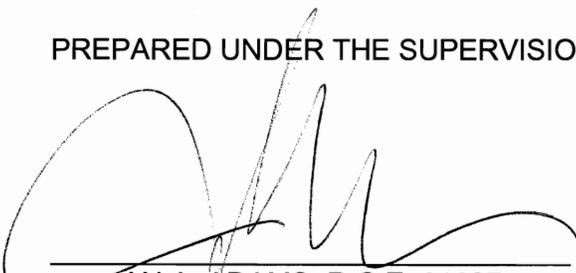
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED JANUARY 7, 1953 IN BOOK 40673, PAGE 252, OFFICIAL RECORDS.

CONTAINING AN AREA OF 221.580 SQUARE FEET MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

  
\_\_\_\_\_  
JAN A. ADAMS, R.C.E. 21687  
EXPIRES 9-30-11

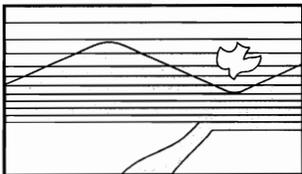
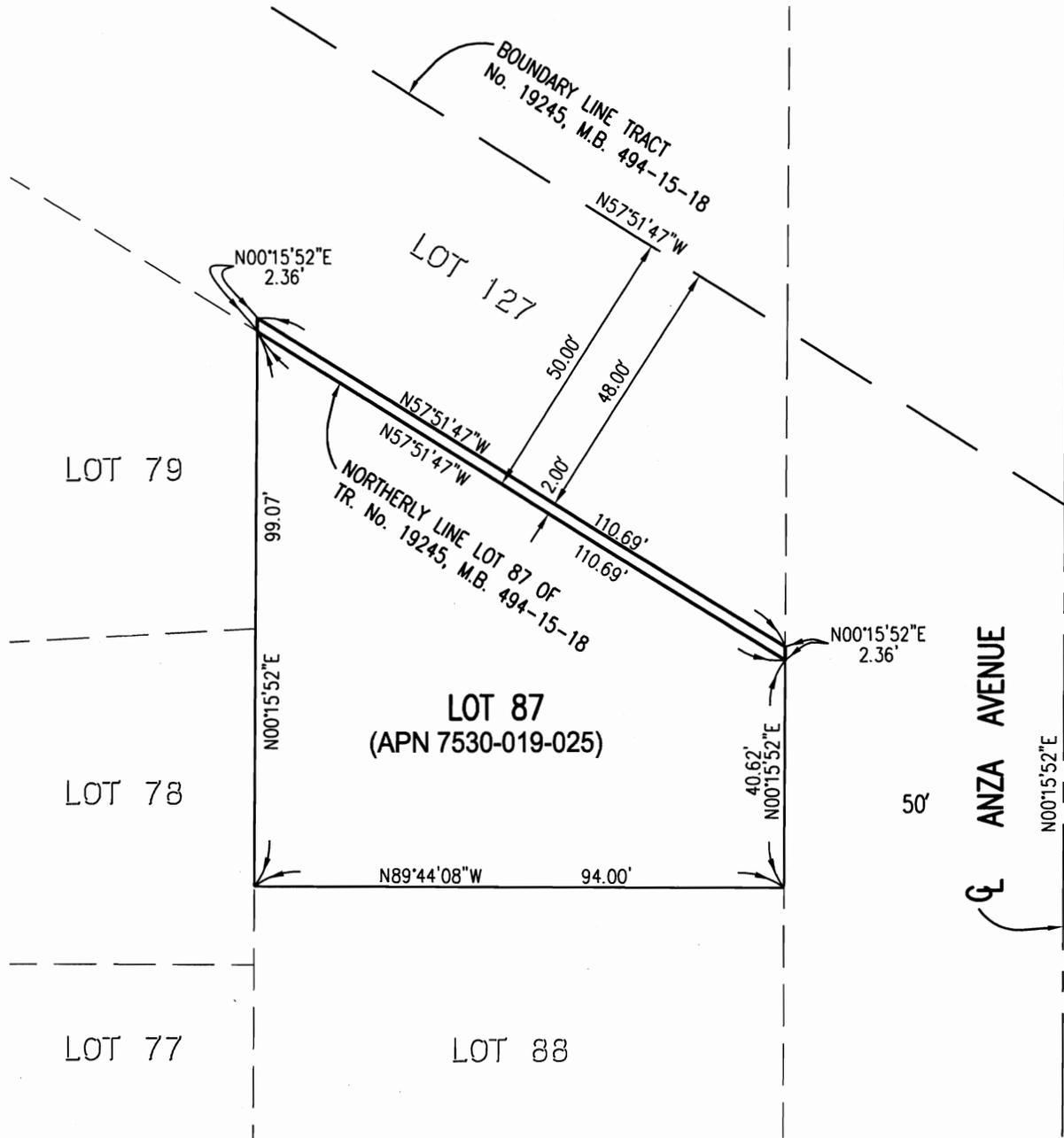


# EXHIBIT "B"

## LOT 87 OF TRACT No. 19245

### 22901 ANZA AVENUE

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**ADAMS • STREETER**  
**CIVIL ENGINEERS, INC.**



*[Signature]*  
 JAN A. ADAMS, R.C.E. 21687  
 EXPIRES: 9/30/11



SCALE: 1" = 30'