REDEVELOPMENT AGENCY
March 8, 2011
COMPANION ITEM TO 12C

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

Members of the Agency:

SUBJECT: TRANSFER OF REAL PROPERTY, FIXED ASSETS, AND AGREEMENTS TO THE CITY OF TORRANCE.

RECOMMENDATION

The Deputy Executive Director recommends that the Redevelopment Agency (Agency) adopt a **RESOLUTION** authorizing the Chair to Execute, the Agency Clerk to Attest, to cause to be notarized and to deliver all documents associated with the conveyance of all real property, fixed assets and agreements from the Redevelopment Agency of the City of Torrance to the City of Torrance, subject to applicable covenants and restrictions required by the Community Redevelopment Law, as listed in Attachment A. **COMPANION ITEM TO 12C**

FUNDING

Funding is not required for this item.

BACKGROUND

The Agency has three active redevelopment project areas; Skypark, Industrial and Downtown. These areas were identified per the State redevelopment law as in need of redevelopment and the areas were established using the methodology established by the State to create redevelopment project areas.

The State of California continues to find itself with a constant annualized budget deficit in the billions of dollars. Governor Brown has proposed several draconian measures as a means to cure the structural deficit in the state's budget going forward. Part of the Governor's proposal is the elimination of Redevelopment Agencies and tax increment throughout the state and the redistribution of funds and revenues back to the state for one year; in subsequent years funds would be

distributed to counties, cities and school districts based on our regular years property tax allocations. Further, the elimination of the Redevelopment Agencies would place ownership of Agency owned parcels in the control of the State and not the Agency or the City of Torrance. This reduces local control of these properties and reduces our ability to carry out the mission established by the Agency to create housing and redevelop areas of blight identified in the plans for our redevelopment areas.

The Agency has several properties that could be at risk if this legislation is adopted by the state legislature and signed by the Governor.

As of the writing of this document, the proposed budget that includes elimination of Redevelopment Agencies has passed the Legislature's Joint Budget Writing Committee and is being forwarded to the State Assembly and Senate for approval. The trailer bill associated with the Governor's proposal on Redevelopment would do the following:

1. Immediately suspend the power of redevelopment agencies to incur debt, engage in redevelopment activities, or take any actions to implement their redevelopment plans. (Proposed Health & Safety Code Sections 34161-34165.) The bill is proposed as urgency legislation (which requires a two-thirds affirmative vote in both houses of the Legislature and the Governor's signature) and the Governor wants the budget passed by March 10 in order to enable him to make a June 2011 election on the tax extensions. The legislature's action is anticipated to meet the March 10, 2011 deadline established by the Governor. If the bill passes, redevelopment agencies would be formally dissolved as of July 1, 2011 and thereafter the Agency's affairs would be "wound up."

2. Would allow the City to be the "successor agency" to the Agency only for the limited purpose of winding up its affairs--and with stringent auditing requirements and oversight and controls imposed by at least three forces hostile to redevelopment--a newly created County-level "oversight board" dominated by County and school district representatives, the County Auditor-Controller's office, and the State Controller's office.

3. Subject to some ambiguous exceptions, the bill would honor "enforceable obligations" entered into by the Agency prior to the date the bill goes into effect. The term "enforceable obligation" appears to be defined rather broadly (see proposed Health & Safety Code Sections 34167(c)(1) and 34171(e)) and appears to include authority to enter into a City/Agency Cooperation Agreement that obligates the Agency to pay or reimburse the City for the costs incurred by the City to carry out defined projects.

4. Subject to the successor agency's (i.e., City's) right/duty to continue to honor the Agency's "enforceable obligations" created prior to the bill's

effective date, the bill prohibits the Agency and City from entering into any new debt, accelerating payments under any existing debt, etc. All unencumbered non-housing tax increment funds and bond proceeds on hand would in essence be forfeited and redistributed among other taxing entities (the formula and priorities for redistribution are a bit different than under current law). Except to the limited extent needed to pay bonded debt or other long-term or installment debt, no future property tax increment revenues would be allocated to the Agency or City--all of those funds would be redirected in the future to the County for payment to other taxing entities.

5. With the exception of property and assets acquired for affordable housing purposes (see bullet 6 below), the bill would further require the successor agency to sell all of the Agency's property and assets "expeditiously and in a manner aimed at maximizing value," with the proceeds transferred to the County to distribute as property taxes. (Health & Safety Code Section 34177(e).

6. The bill's rules on affordable housing are only somewhat less harsh. The bill allows the City to retain the Agency's unencumbered housing set-aside fund balance and "assets. . . associated with the housing activities of the agency" (which I assume covers real property acquired for affordable housing projects, although I'm not 100% sure) and use those funds and assets for affordable housing purposes. (Proposed Health & Safety Code Section 34176(a) and (c).) The Agency's authority to collect future tax increment revenues for affordable housing purposes would cease, however, subject only to the successor agency's limited right to collect such Tax Increment revenues to the extent needed to cover payment obligations on previously incurred "enforceable obligations."

Therefore the actions before the Agency this evening are to enter into a Cooperation Agreement that incorporates the Agency's project list in its 5-year Implementation Plan (Companion Item 4a), transfer Agency assets to the City of Torrance and provide for the continued operation of various other agreements, obligations and assets that satisfy the purposes of the Community Redevelopment Law. This may not guarantee protection of the Agency's tax increment revenues needed to fund the identified projects but at this time it is the only vehicle that could secure our funds.

The proposed actions by the State Legislature make it important for agencies with title to real estate or other tangible assets to transfer those agreements, obligations and properties/assets to their host city, and for the City to accept the same.

ANALYSIS

Transfer of Properties

In conformance with redevelopment law, Agency owned properties may be transferred to the City of Torrance. The City is authorized to cooperate and assist the Agency in implementing its adopted Redevelopment Plan (e.g. Health and Safety Code Section 33220). In addition, redevelopment law does not require the Agency to have legal title to real property it assists in redeveloping. In fact, redevelopment law expressly contemplates the Agency's conveyance of property to the County (Health and Safety Code Section 33432). The transfers of property will be subject to terms that will ensure that those properties that have not already been redeveloped will be redeveloped in accordance with the same rules that would apply if the Agency still owned them, and the transfers of property that already have been redeveloped are consistent with provisions of the redevelopment law that prohibit the Agency from paying for routine maintenance of publicly-owned property (Health and Safety Code Section 33445.)

Therefore, Staff recommends that those agreements, obligations and property/assets, including all leases, be transferred from the Redevelopment Agency to the City of Torrance, at no cost to the City.

The properties to be transferred are as follows:

223rd Street and Abalone (APN 7537-029-903)
The property is Agency owned and is currently unimproved except for a water well head (Attachment B)

Torrance Boulevard and Bow Ave (7355-032-900)
Undeveloped property at southeast corner of Torrance Boulevard and Bow Avenue that leads up to the Torrance Bridge. (Attachment C)

1956 Torrance Boulevard (7355-027-914,915)
Two parcels east of the Red Car Brewery utilized for parking in the Downtown Redevelopment area. (Attachment D)

1312 Cabrillo Avenue (7355-029-900)
Former Torrance Tire site, currently used for parking in the Downtown Redevelopment area. (Attachment E)

1316 Cabrillo Avenue (7355-029-901, 902)
Parcel improved with office/warehouse space purchased with housing set aside for future project. (Attachment F)

1640 Cabrillo Avenue (7355-030-901)
Current Class Pest site purchased with housing set aside for future project. (Attachment G)

1215 El Prado Avenue (7355-027-142)
Parcel is improved with a mixed use structure that was rehabilitated with retail on the first floor and low to moderate income rental units. Property is owned by the Agency and ground leased (Expires 7/2029) to a third party for leasing and management of the apartments. (Attachment H)

1339 Post Avenue (7355-026-903)
Site utilized by Retired Senior Volunteer Program (RSVP) to provide volunteer service opportunities for senior citizens (Attachment I)

1421 Cravens Avenue (7355-022-033)
Coleman Court senior housing; property is ground leased (Attachment J)

23750 Madison Street (APN 7377-010-900)
Parking lot created for Meadow Park redevelopment area to provide parking for area businesses (Attachment K)

23755 Madison Street (APN 7378-011-943)
Parking lot created for Meadow Park redevelopment area to provide parking for area businesses (Attachment L)

1919 Torrance Boulevard (APN 7352-022-900)
Lot located within the Industrial Redevelopment project (Attachment M)

Respectfully submitted,

Jeffery W. Gibson
Deputy Executive Director

CONCUR:

John L. Fellows III
Agency Counsel

LeRoy J. Jackson
Executive Director

REDEVELOPMENT AGENCY RESOLUTION RA2011-____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRNACE TO TRANSFER ALL OF THE REDEVELOPMENT AGENCY'S RIGHT, TITLE,AND INTEREST IN AND TO CERTAIN REAL PROPERTY AND OTHER ASSETS TO THE CITY OF TORRANCE

WHEREAS, after making such determinations and findings that may have been required under applicable provisions of the California Redevelopment Law (California Health & Safety Code Sections 33000 *et seq.*), the Board of Directors of the Redevelopment Agency of the City of Torrance (the "Agency") adopted Resolutions and/or took other required actions authorizing acquisition of the properties, fixed assets, easements, access rights, and other related property interests listed on the attached Exhibit A (collectively, the "Properties"); and

WHEREAS, the Agency currently owns or has some other right, title, or interest in and to the Properties; and

WHEREAS, the Properties were acquired to enable the Agency and the City of Santa Cruz, a public body, corporate and politic (the "City"), to carry out the purposes of the Redevelopment Plan for the Downtown, Industrial and Skypark Redevelopment Project Areas (collectively the "Project Areas"); and

WHEREAS, the Agency now desires to convey all of the Agency's right, title, and interest in and to the Properties to the City and the City desires to acquire all of the Agency's right, title, and interest in and to the Properties from the Agency, subject to the understanding and the City's covenant that the Properties shall be used only for the designated purposes as established in the City's General Plan and in conformity with the Redevelopment Plans for the Project Areas;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that all of the Agency's right, title, and interest in and to all of the Properties is and shall be quitclaimed to the City, at no cost to the City, and subject to the restriction that the City shall use the Properties only for the designated purposes as established in the City's General Plan, as the same may be revised from time to time, the Redevelopment Plans for the Project Areas, and any other restrictions that may apply based upon applicable provisions of the California Redevelopment Law; and

BE IT FURTHER ORDERED that the Executive Director of the Agency is authorized and directed to sign and process all documents and take necessary actions to implement the title transfers of the Properties, at no cost to the City.

APPROVED and ADOPTED this ___ day of March, 2011.

_____
Frank Scotto, Chair
Redevelopment Agency of the City of Torrance

ATTEST:

_____
Sue Herbers, Agency Secretary

APPROVED AS TO FORM:

JOHN L. FELLOWS III
AGENCY COUNSEL

By: _____
Patrick Q. Sullivan
Assistant Agency Counsel

Attachments:

A. Real Property Asset Inventory
B. Site map 223rd Street and Abalone (APN 7537-029-903)
C. Site map Torrance Boulevard and Bow Ave (7355-032-900)
D. Site map 1956 Torrance Boulevard (7355-027-914,915)
E. Site map 1312 Cabrillo Avenue (7355-029-900)
F. Site map 1316 Cabrillo Avenue (7355-029-901, 902)
G. Site map 1640 Cabrillo Avenue (7355-030-901)
H. Site map 1215 El Prado Avenue (7355-027-142)
I. Site map 1339 Post Avenue (7355-026-903)
J. Site map 1421 Cravens Avenue (7355-022-033)
K. Site map 23750 Madison Street (APN 7377-010-900)
L. Site map 23755 Madison Street (APN 7378-011-943)
M. Site map 1919 Torrance Boulevard (APN 7352-022-900)
N. Quitclaim Deed 223rd Street and Abalone (APN 7537-029-903)
O. Quitclaim Deed Torrance Boulevard and Bow Ave (7355-032-900)
P. Quitclaim Deed 1956 Torrance Boulevard (7355-027-914,915)
Q. Quitclaim Deed 1312 Cabrillo Avenue (7355-029-900)
R. Quitclaim Deed 1316 Cabrillo Avenue (7355-029-901,902)
S. Quitclaim Deed 1640 Cabrillo Avenue (7355-030-901)
T. Quitclaim Deed 1215 El Prado Avenue (7355-027-142)
U. Quitclaim Deed 1339 Post Avenue (7355-026-903)
V. Quitclaim Deed 1421 Cravens Avenue (7355-022-033)
W. Quitclaim Deed 23750 Madison Street (APN 7377-010-900)
X. Quitclaim Deed 23755 Madison Street (APN 7378-011-943)
Y. Quitclaim Deed 1919 Torrance Boulevard (APN 7352 -022-900)

Real Property Asset Inventory

ATTACHMENT A

Real Property Owned by the Redevelopment Agency
223rd Street and Abalone (APN 7537-029-903)
Torrance Boulevard and Bow Ave (APN 7355-032-900)
1919 Torrance Boulevard (APN 7352-022-900)
1956 Torrance Boulevard (APN 7355-027-914,915)
1312 Cabrillo Avenue (APN 7355-029-900)
1316 Cabrillo Avenue (APN 7355-029-901, 902)
1640 Cabrillo Avenue (APN 7355-030-901)
1215 El Prado Avenue (APN 7355-027-142)
1339 Post Avenue (APN 7355-026-903)
1421 Cravens Avenue (APN 7355-022-033)
Madison Street Parking lot east side (APN 7377-010-900)
Madison Street Parking lot west side (APN 7378-011-943)
1919 Torrance Boulevard (APN 7352-022-900)

MEADOW PARK PARKING LOTS
Property Owners participating in the Meadow Park parking lot program
Del Amo Construction Inc.
23940 Madison Street
Torrance CA 90505
(RE: 23840-50 Madison Street)
APN: 7377-010-001

Yantz Holdings LLS
800 Pacific Coast Highway
Redondo Beach CA 90277
(RE: 3720 Skypark Drive)
APN: 7378-011-035

Jerry and Carole Conrow
23871 Madison Street
Torrance CA 90505
(RE: 23871 Madison Street)
APN: 7378-011-049

Meadow Park Theme Center
c/o Kay Properties
23779 Madison Street
Torrance CA 90505
(RE: 23828 Hawthorne Boulevard)
APN: 7378-011-040; 7378-011-041; 7378-011-050; 7378-011-051

Real Property Asset Inventory (cont'd) ATTACHMENT A

Weiss Family LTD Partnership
904 Silverspur Road #422
Rolling Hills Estates CA 90274
(RE: 3640 Skypark Drive & 23625 Madison Street)
APN: 7378-011-033

David and Joyce Pierson Trust
4 E. Lariat Lane
Rolling Hills Estates CA 90274
(RE: 23880 Madison Street)
APN: 7377-010-008

Weiss Family LTD Partnership
904 Silverspur Road #422
Rolling Hills Estates CA 90274
(RE: 3670 & 3680 Skypark Drive)
APN: 7378-011-034

Torrance Airport Business Center
c/o Kay Properties
23779 Madison Street
Torrance CA 90505
(RE: 23701 Madison Street)
APN: 7378-011-053

Parking lot licenses
Dr. Cambell 1270 Sartori Avenue 7355-027-143
Yuzu - 1231 Cabrillo Avenue #101 7355-027-034
Niwatori - 1231 Cabrillo Avenue 7355-027-034
Tortilla Cantina El Prado Avenue 7355-027-142
1321 Downtown Taproom Bistro - 1321Sartori Avenue 7355-025-007

Real Property Asset Inventory (cont'd) ATTACHMENT A

Commercial Rebate Program

STORE_APN1	PROPERTY_A	OWNER
7354-016-043, 44, 31	2153 TORRANCE BLVD	BUTLER GERALD T AND MARY I TRS
7354-017-015	2103 TORRANCE BLVD	2103 TORRANCE LLC
7354-016-034	2171 TORRANCE BLVD	NEESE RICHARD L
7355-028-013	1250 CABRILLO AVE	CAPELLINO INVESTMENT COMPANY
7355-007-022	2172 TORRANCE BLVD	SOBEL ROBERT S TR
7355-026-035	2078 TORRANCE BLVD	SMITH ANN N TR
7355-026-019	1305 POST AVE	NGUYEN XUAN NGA TR
7355-026-021	1327 POST AVE	NAUMOVSKI JIMMY AND NIKOLINA TRS
7355-027-007	1274 SARTORI AVE	LANDAU MIRIAM F
7355-026-005	1275 SARTORI AVE	JACKSON JERRY
7355-027-022	1308 SARTORI AVE	MARCO ALBERT AND MADELEINE
7355-025-001	1305 SARTORI AVE	MILANO DOMINIC AND MARY T AND
7355-027-016	1324 SARTORI AVE	MUNOZ ERNESTO AND BERTHA ETAL
7355-026-010	1337 EL PRADO AVE	ROSSBERG RICHARD P CO TR
7355-025-002	1305 SARTORI AVE	MILANO DOMINIC AND MARY T AND
7355-029-009	1320 CABRILLO AVE	DECOMA JUKO
7355-027-014	1327 CABRILLO AVE	KREDEL FRANK AND MARLENE AND
7355-025-004	1311 SARTORI AVE	ASSET MANAGEMENT SYSTEMS
7355-026-011	1345 EL PRADO AVE	TENNE JOSEPH AND MIRIAM TRS
7355-025-007	1321 SARTORI AVE	TORRES STEVE
7355-025-008	1327 SARTORI AVE	BUTLER GERALD T AND MARY I TRS
7355-025-010	1417 MARCELINA AVE	MARZILLI EARNEST G CO TR ET AL
7355-025-009	1405 MARCELINA AVE	POST GEORGE W COTR ET AL
7355-025-012	1423 MARCELINA AVE	FOURTH AVENUE INVESTORS
7355-024-012	1405 SARTORI AVE	MAZZIA ALEXANDER L AND ELIANE M
7355-024-034	1501 CABRILLO AVE	NAUMOVSKI JIMMY AND NIKOLINA TRS
7355-022-029	1511 CRAVENS AVE	PANGIOTIS THEANNA CO TR
7355-024-026	1424 MARCELINA AVE	SOOHOO PATRICK CO TR
7355-024-024	1434 MARCELINA AVE	WILLETT SEAN E AND ANGELINA G
7355-023-001	1603 CRAVENS AVE	HOUSKE CHESLEY R CO TR
7355-023-002	1607 CRAVENS AVE	HOUSKE CHESLEY R JR CO TR
7355-024-018	1628 CRAVENS AVE	COHEN ELIAS AND ANNETTE TRS
7355-023-051	1613 CRAVENS AVE	LEE TIFFANY M
7355-023-006	1619 CRAVENS AVE	TORRANCE TEACHERS ASSN
7355-023-032	1957 CARSON ST	PERROS PRODUCTIONS LLC
7355-023-029	1931 CARSON ST	KIM HEUNG S AND YOUNG J
7355-023-030	1925 CARSON ST	KIM HEUNG S AND YOUNG J
7355-023-028	1915 CARSON ST	CORAY AUGUSTIN AND JEANNE TRS
7355-023-035	2021 CARSON ST	BROER CELESTE M AND
7355-029-039	1328 CABRILLO AVE	SCANLON RONALD L TR
7355-029-010	1324 CABRILLO AVE	SCANLON RONALD L TR

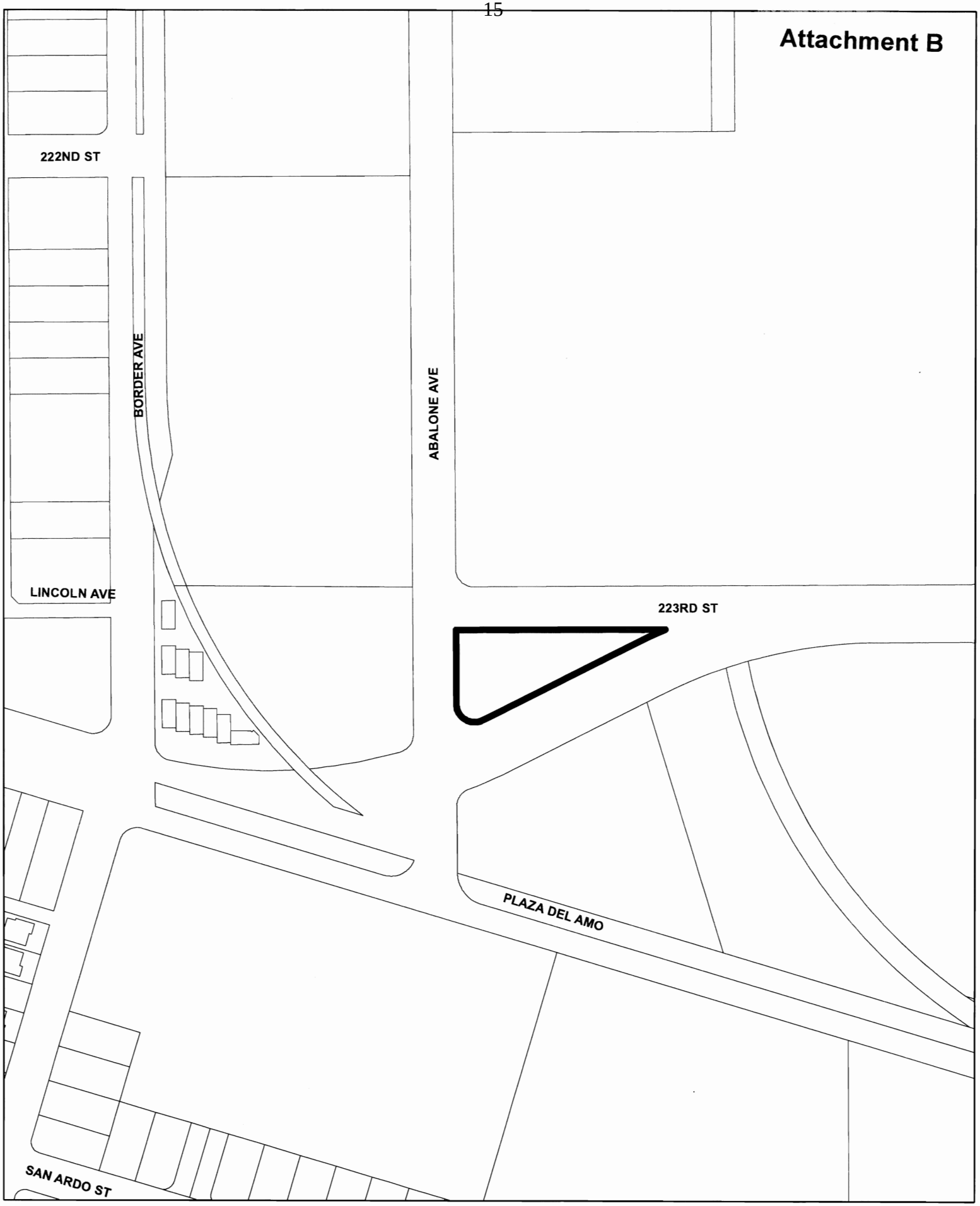
Real Property Asset Inventory (cont'd)

ATTACHMENT A

Affordable Housing Agreements

	APN	PHYSICAL ADDRESS
1	7355-027-037	1211 CABRILLO AVE UNIT 101
2	7355-027-038	1211 CABRILLO AVE UNIT 102
3	7355-027-039	1211 CABRILLO AVE UNIT 103
4	7355-027-040	1211 CABRILLO AVE UNIT 104
5	7355-027-041	1211 CABRILLO AVE UNIT 105
6	7355-027-042	1211 CABRILLO AVE UNIT 106
7	7355-027-043	1201 CABRILLO AVE UNIT 107
8	7355-027-044	1201 CABRILLO AVE UNIT 108
9	7355-027-045	1201 CABRILLO AVE UNIT 109
10	7355-027-046	1201 CABRILLO AVE UNIT 110
11	7355-027-047	1201 CABRILLO AVE UNIT 111
12	7355-027-048	1211 CABRILLO AVE UNIT 201
13	7355-027-049	1211 CABRILLO AVE UNIT 202
14	7355-027-050	1211 CABRILLO AVE UNIT 203
15	7355-027-051	1211 CABRILLO AVE UNIT 204
16	7355-027-052	1211 CABRILLO AVE UNIT 205
17	7355-027-053	1211 CABRILLO AVE UNIT 206
18	7355-027-054	1201 CABRILLO AVE UNIT 207
19	7355-027-055	1201 CABRILLO AVE UNIT 208
20	7355-027-056	1201 CABRILLO AVE UNIT 209
21	7355-027-057	1201 CABRILLO AVE UNIT 210
22	7355-027-058	1201 CABRILLO AVE UNIT 211
23	7355-027-059	1211 CABRILLO AVE UNIT 301
24	7355-027-060	1211 CABRILLO AVE UNIT 302
25	7355-027-061	1211 CABRILLO AVE UNIT 303
26	7355-027-062	1211 CABRILLO AVE UNIT 304
27	7355-027-063	1211 CABRILLO AVE UNIT 305
28	7355-027-064	1211 CABRILLO AVE UNIT 306
29	7355-027-065	1201 CABRILLO AVE UNIT 307
30	7355-027-066	1201 CABRILLO AVE UNIT 308
31	7355-027-067	1201 CABRILLO AVE UNIT 309
32	7355-027-068	1201 CABRILLO AVE UNIT 310
33	7355-027-069	1201 CABRILLO AVE UNIT 311

Attachment B



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

Jeffery W. Gibson
Community Development Department

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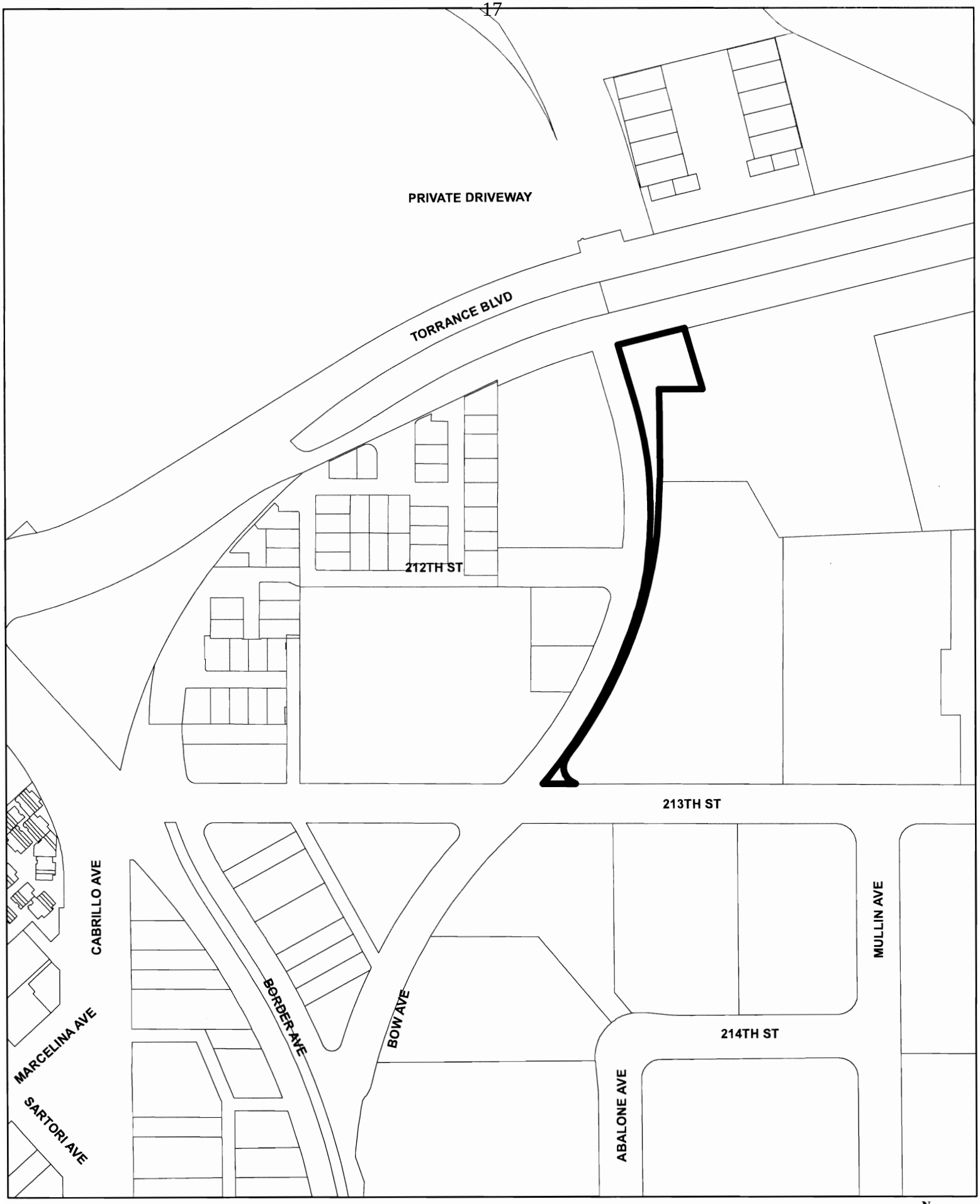

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Community Development Department

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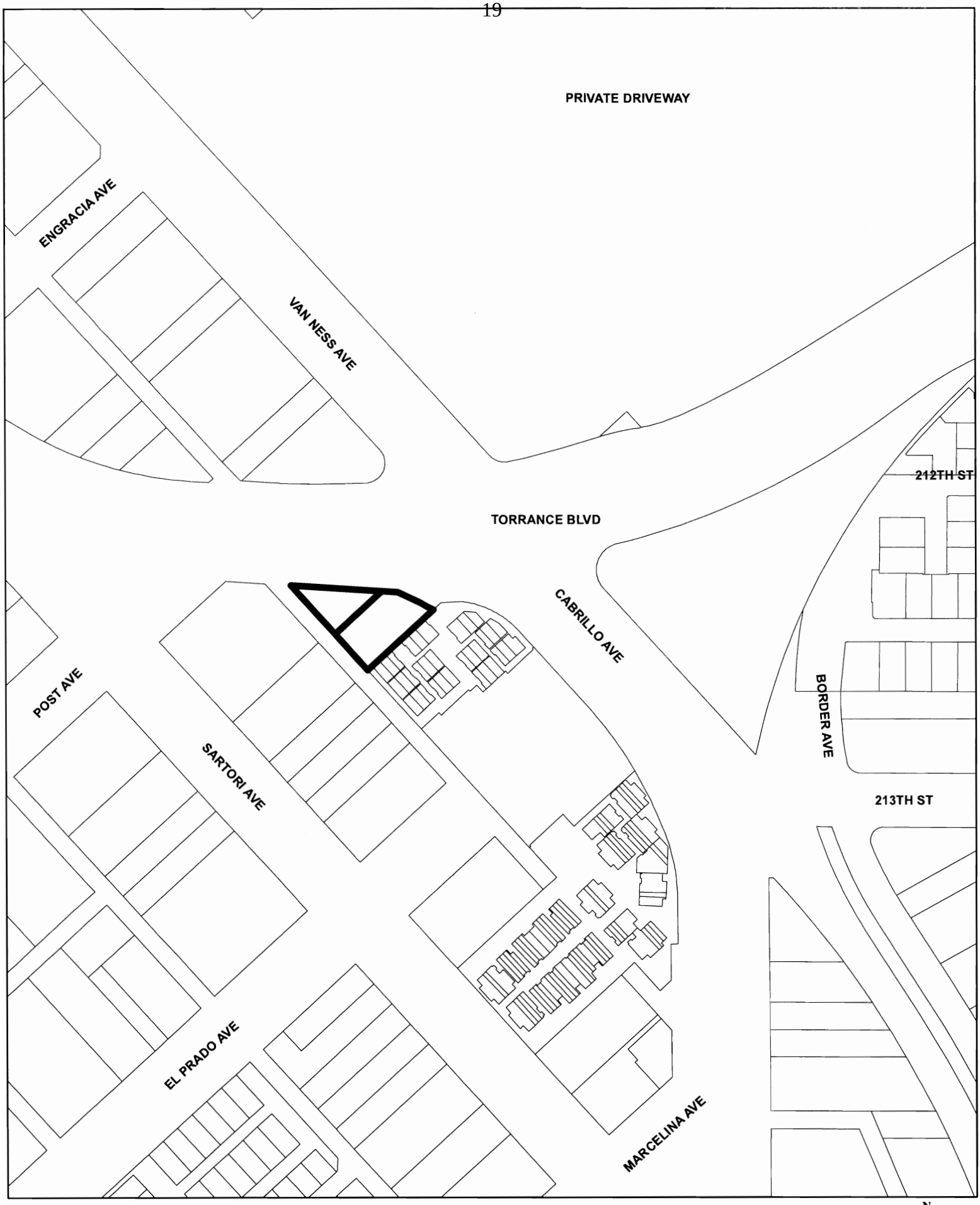

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Jeffery W. Gibson
Community Development Department

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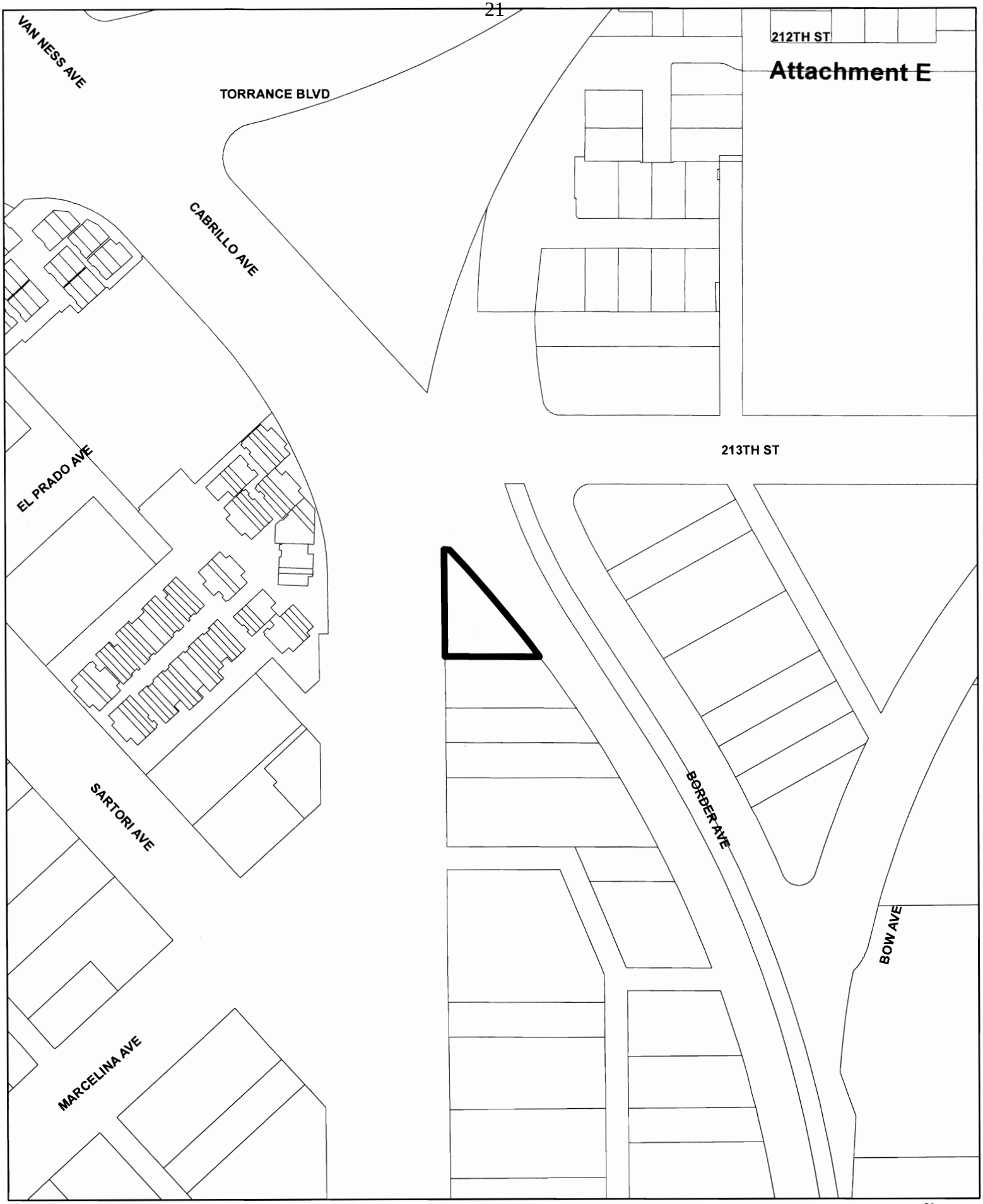

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Jeffery W. Gibson
Community Development Department

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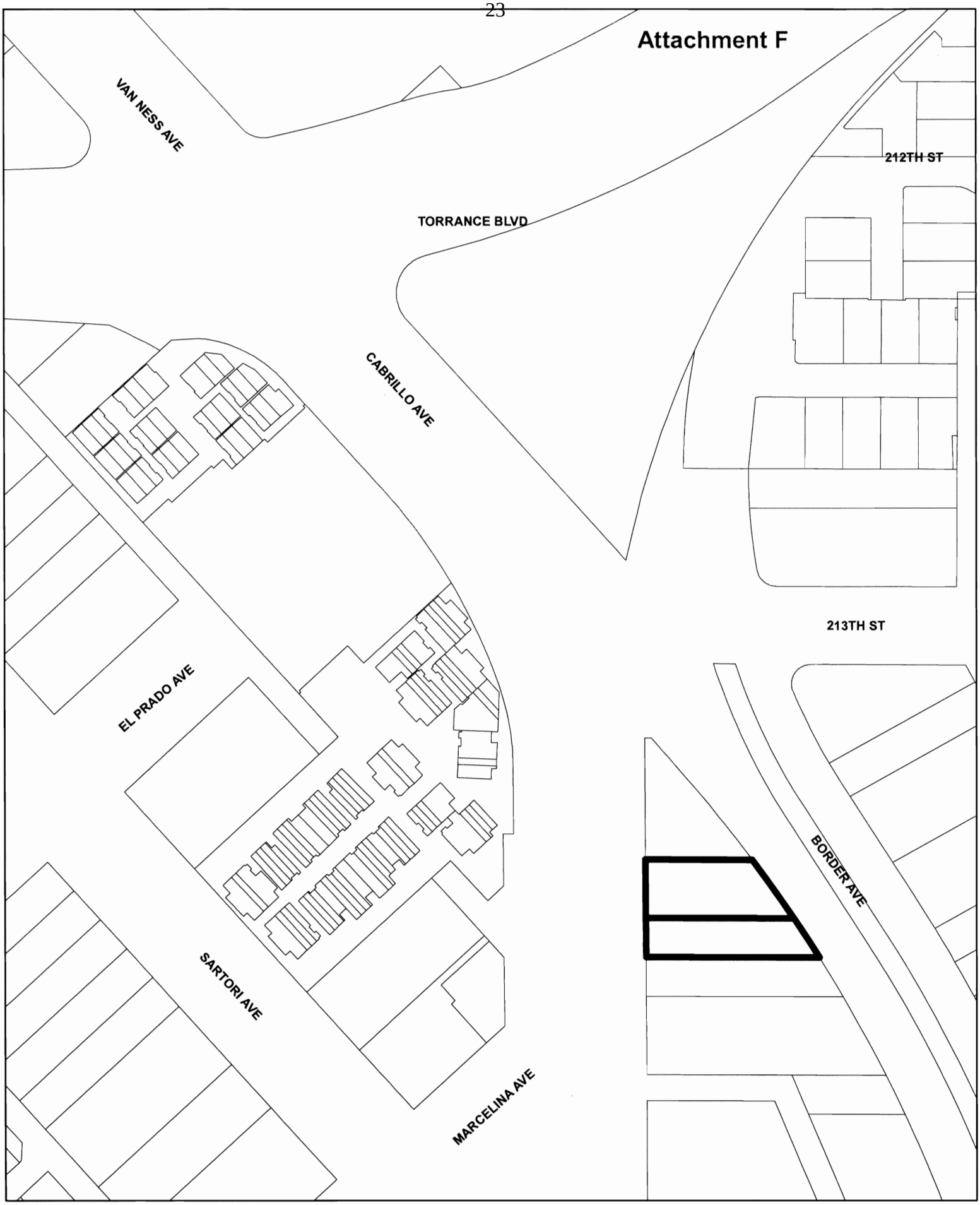
Attachment F



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Jeffery W. Gibson
Community Development Department

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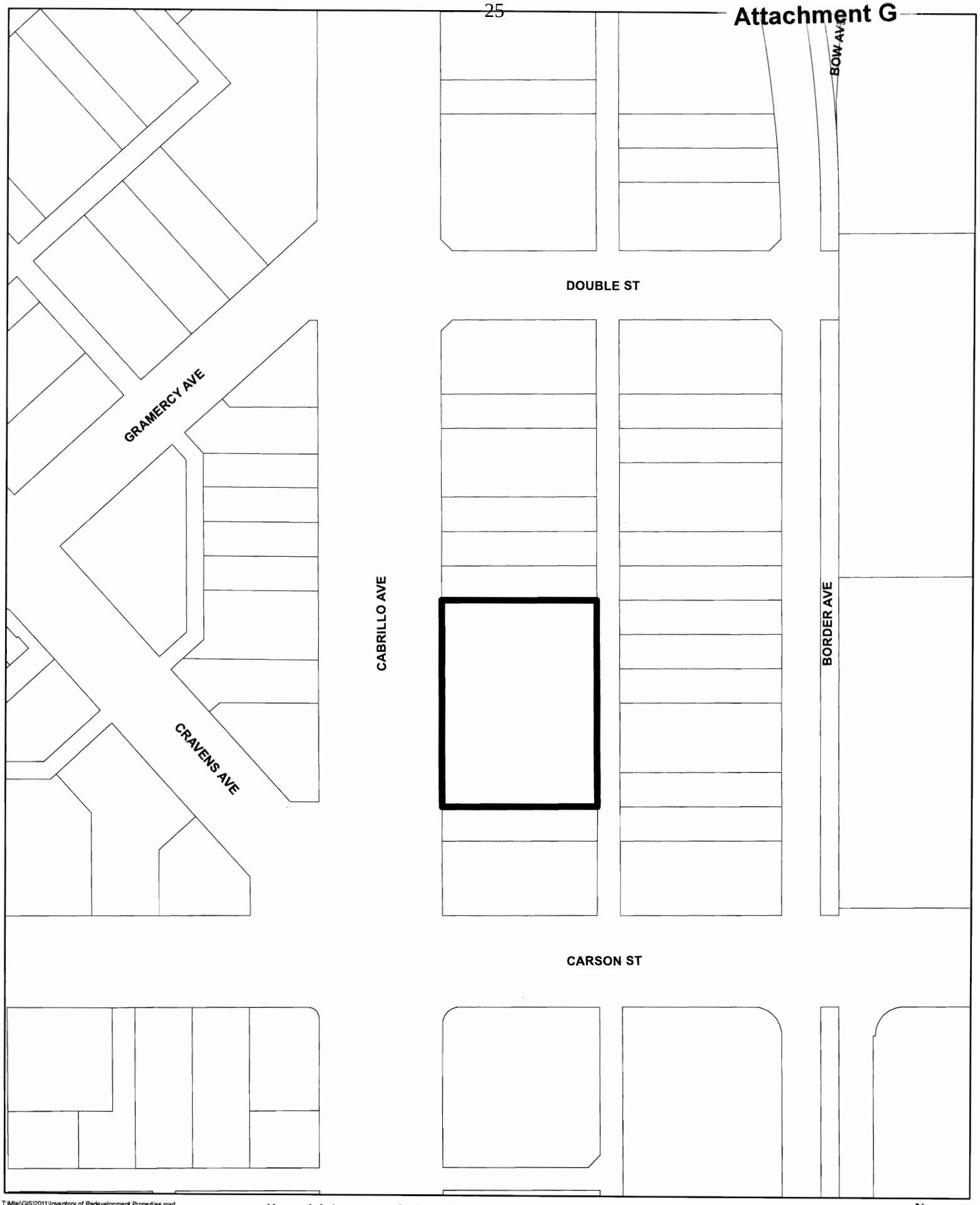
Attachment G



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Jeffery W. Gibson
Community Development Department

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Attachment H

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Jeffery W. Gibson
Community Development Department

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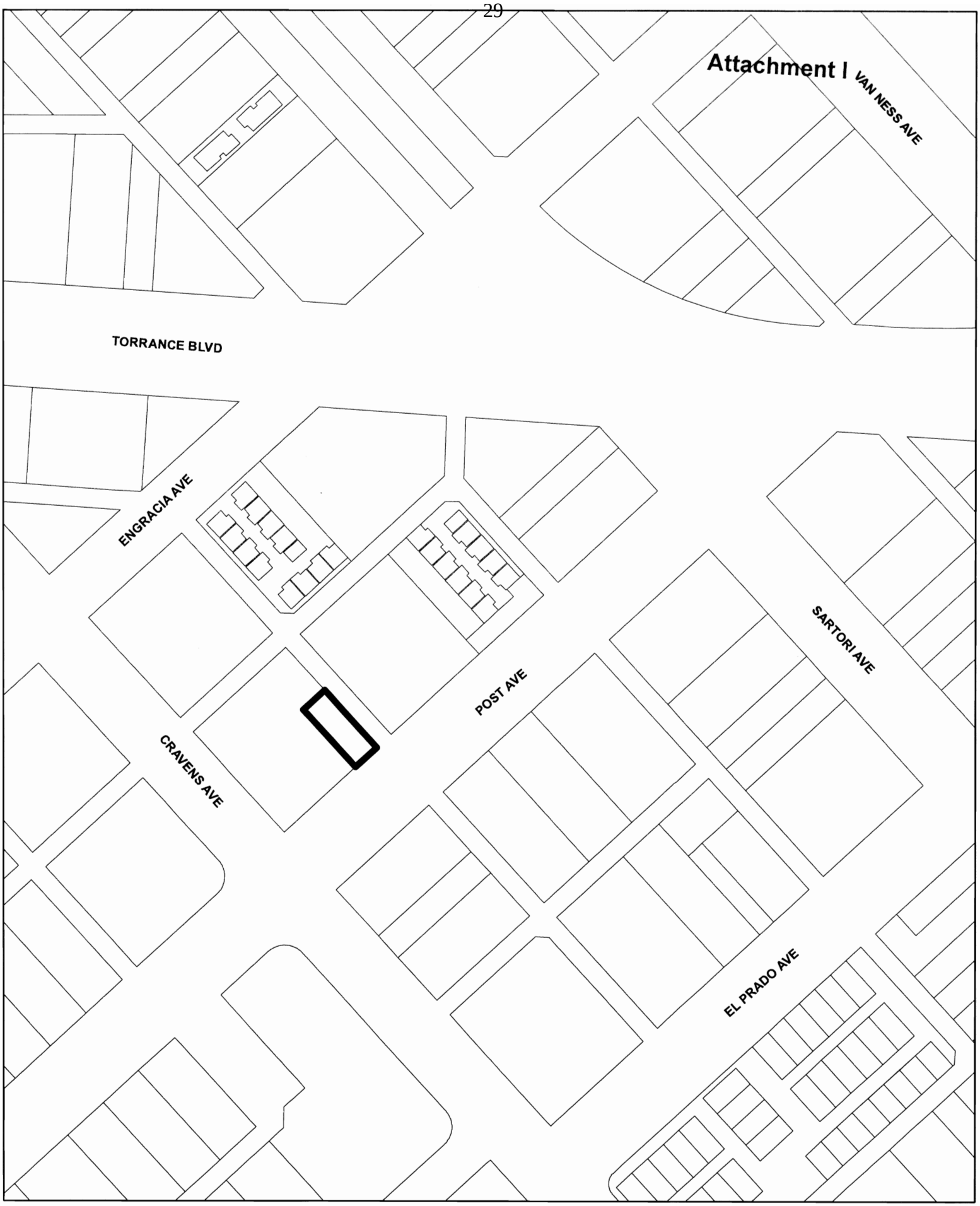

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Jeffery W. Gibson
Community Development Department

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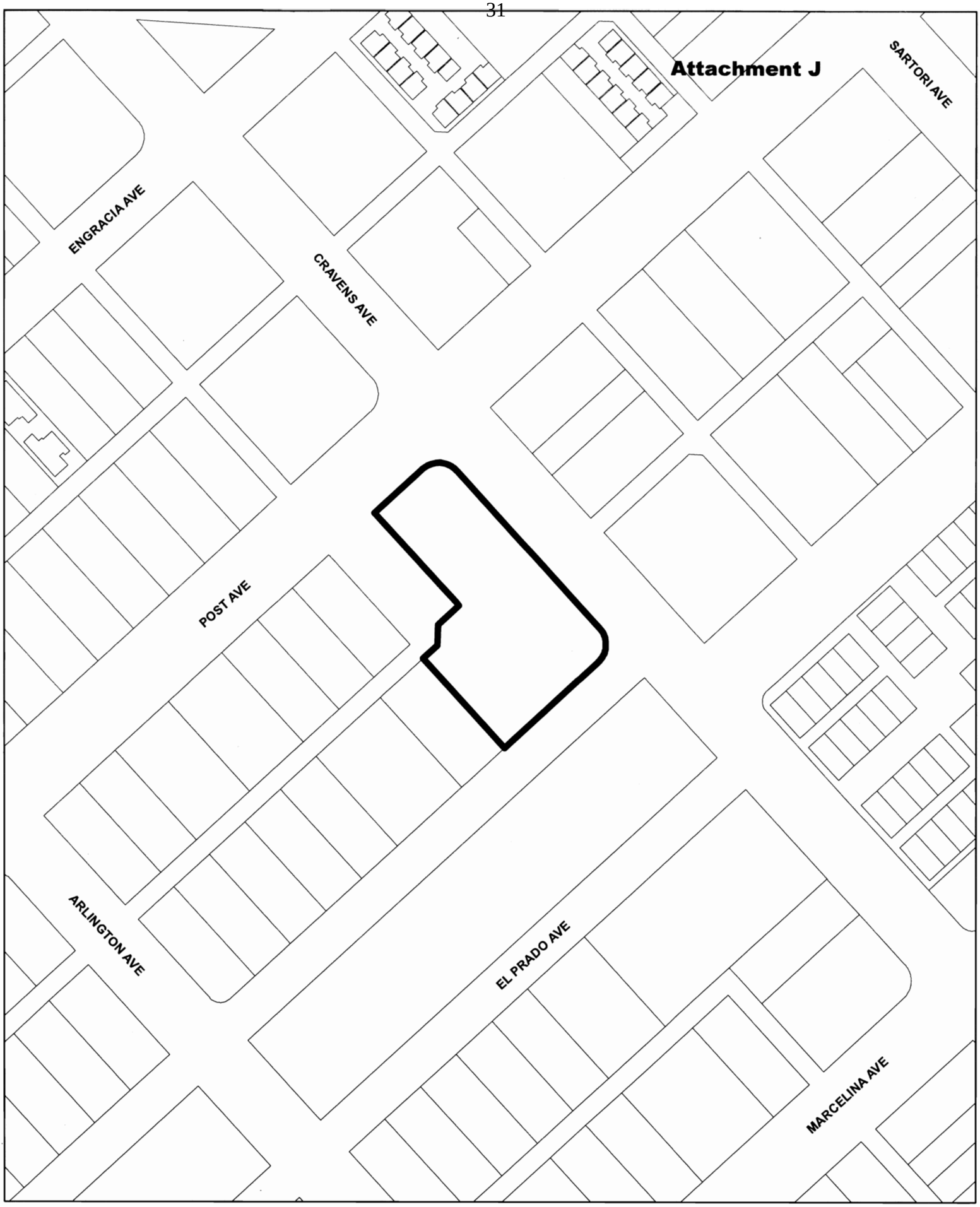

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Jeffery W. Gibson
Community Development Department

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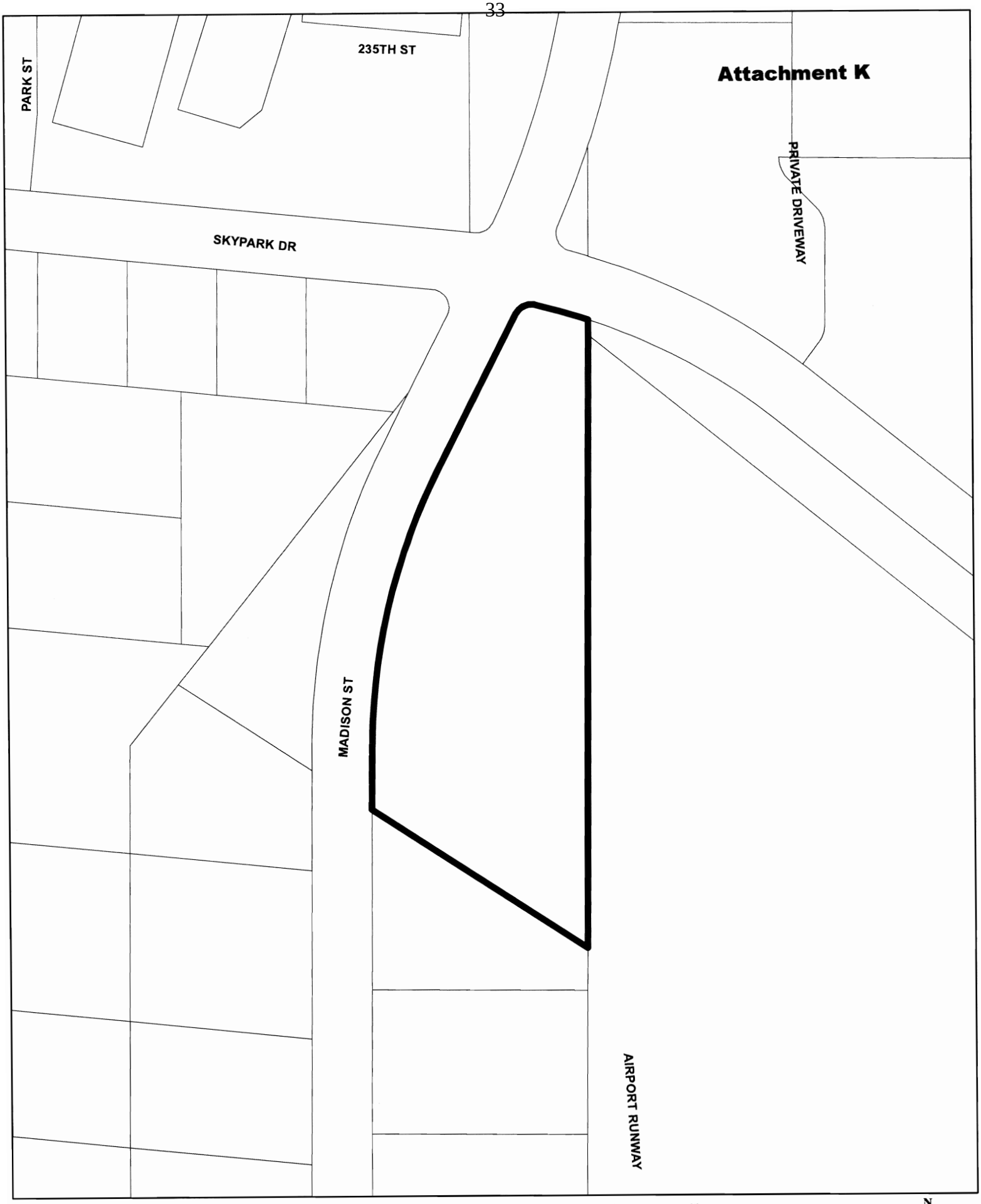

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Jeffery W. Gibson
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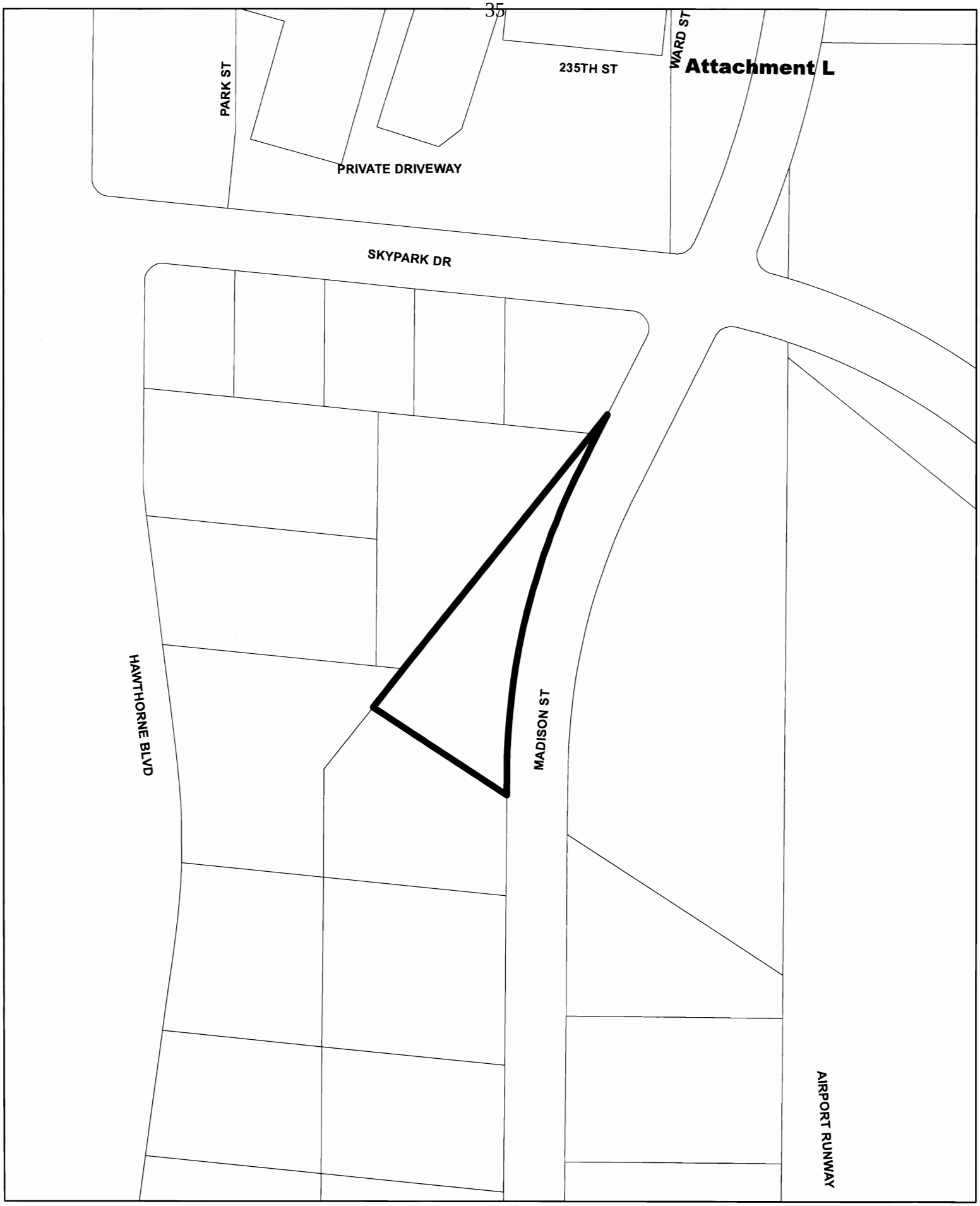
Attachment L



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

Jeffery W. Gibson
Community Development Department

7378-011-943

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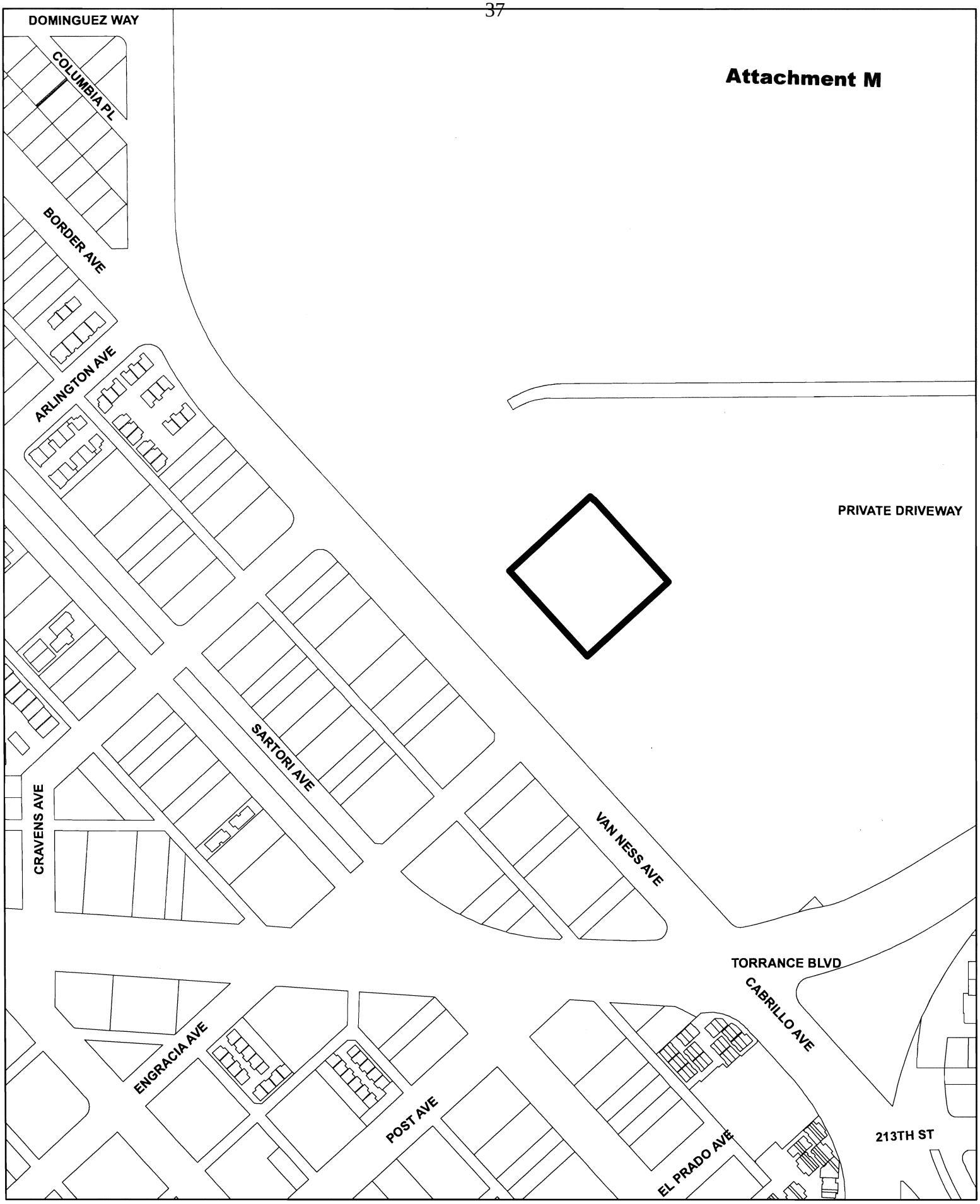

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Lines and photos are approximate, not to be used for establishing absolute or relative positions

Jeffery W. Gibson
Community Development Department

7352-022-900

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Attachment N

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
[Exempt from Documentary Transfer Tax per Rev. & Tax. Code § 11922]

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, a public body, corporate and politic ("Grantor"), does hereby remise, release and forever quitclaim to the CITY OF TORRANCE, a California municipal corporation ("Grantee"), all of Grantor's right, title and interest in and to certain real property described as follows (the "Property"):

> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

Grantee acknowledges and agrees that the Property is granted by the Grantor to the Grantee in its "AS IS," "WHERE IS" and "SUBJECT TO ALL FAULTS CONDITION," as of the date of recordation of this Quitclaim Deed, with no warranties, expressed or implied, as to the environmental or other physical condition of the Property, the presence or absence of any patent or latent environmental or other physical condition on or in the Property, or other matters affecting the Property.

Grantor's conveyance of the Property is further subject to the following conditions, covenants and restriction as required by the Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL"):

Section 1: CRL Requirement. Grantee understands and agrees that Health and Safety Code Sections 33435 and 33436 require lessees and purchasers of real property acquired in redevelopment projects and owners of real property improved as a part of a redevelopment project to refrain from discrimination and to include certain nondiscrimination clauses in deeds, leases, and contracts.

Section 2: Duty Not to Discriminate. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and

paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, or rental, or in the use, occupancy, or enjoyment of the Property, nor shall Grantee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property or any portion thereof. The foregoing covenants shall run with the Property and shall remain in effect in perpetuity.

(b) Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.

Section 3: Form of Nondiscrimination and Nonsegregation Clauses. All deeds, leases or contracts for the Property shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

3.1 Deeds. In deeds, language shall appear in substantially the following form:

(a) "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

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3.3 Contracts. In contracts pertaining to the realty, language shall appear in substantially the following form:

(a) "There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

Section 4: Binding Covenants. The covenants, conditions, and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

Parcel 1

Lot 1 in Block 102 of Torrance Tract, in the City of Torrance, in the County of Los Angeles, State of California, as per map recorded in Book 22, pages 94 and 95 of Maps, in the office of the County Recorder of said County.

Except a one-half interest in and to all oils, gases, minerals and hydrocarbon substances and products of every kind and character whatsoever in, under and/or on said land or any part thereof, as contained in deed from FITZGERALD AND LITROV, a Corporation, recorded March 5, 1954, in Book 44003, page 444 of Official Records.

Parcel 2

Lot 2 in Block 102 of Torrance Tract and that portion of Lot R-2, bounded on the north by a line extending easterly from the northeasterly corner of Lot 1, in Block 102 of said Tract, to the Northwesterly corner of Lot 1, in Block 101, of said Tract and bounded on the south by the easterly prolongation of the southerly line of Lot 2 in Block 102 of said Tract, in the City of Torrance, in the County of Los Angeles, State of California, as per map recorded in Book 22, pages 94 and 95, of Maps, in the Office of the County Recorder of said County.

Reserving to the City of Torrance an easement for streets and highway purposes from both Parcel 1 and Parcel 2, as set forth in the dedication of said easement by the City on November 20, 1973, in Document Number D-6095, pg. 744, recorded on November 29, 1973.

Attachment O

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
[Exempt from Documentary Transfer Tax per Rev. & Tax. Code § 11922]

QUITCLAIM DEED

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> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

Grantee acknowledges and agrees that the Property is granted by the Grantor to the Grantee in its "AS IS," "WHERE IS" and "SUBJECT TO ALL FAULTS CONDITION," as of the date of recordation of this Quitclaim Deed, with no warranties, expressed or implied, as to the environmental or other physical condition of the Property, the presence or absence of any patent or latent environmental or other physical condition on or in the Property, or other matters affecting the Property.

Grantor's conveyance of the Property is further subject to the following conditions, covenants and restriction as required by the Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL"):

Section 1: CRL Requirement. Grantee understands and agrees that Health and Safety Code Sections 33435 and 33436 require lessees and purchasers of real property acquired in redevelopment projects and owners of real property improved as a part of a redevelopment project to refrain from discrimination and to include certain nondiscrimination clauses in deeds, leases, and contracts.

Section 2: Duty Not to Discriminate. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and

paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, or rental, or in the use, occupancy, or enjoyment of the Property, nor shall Grantee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property or any portion thereof. The foregoing covenants shall run with the Property and shall remain in effect in perpetuity.

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(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

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"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

See Attachment 1 and Attachment 2 which are attached to this Exhibit and incorporated into this Exhibit by this reference.

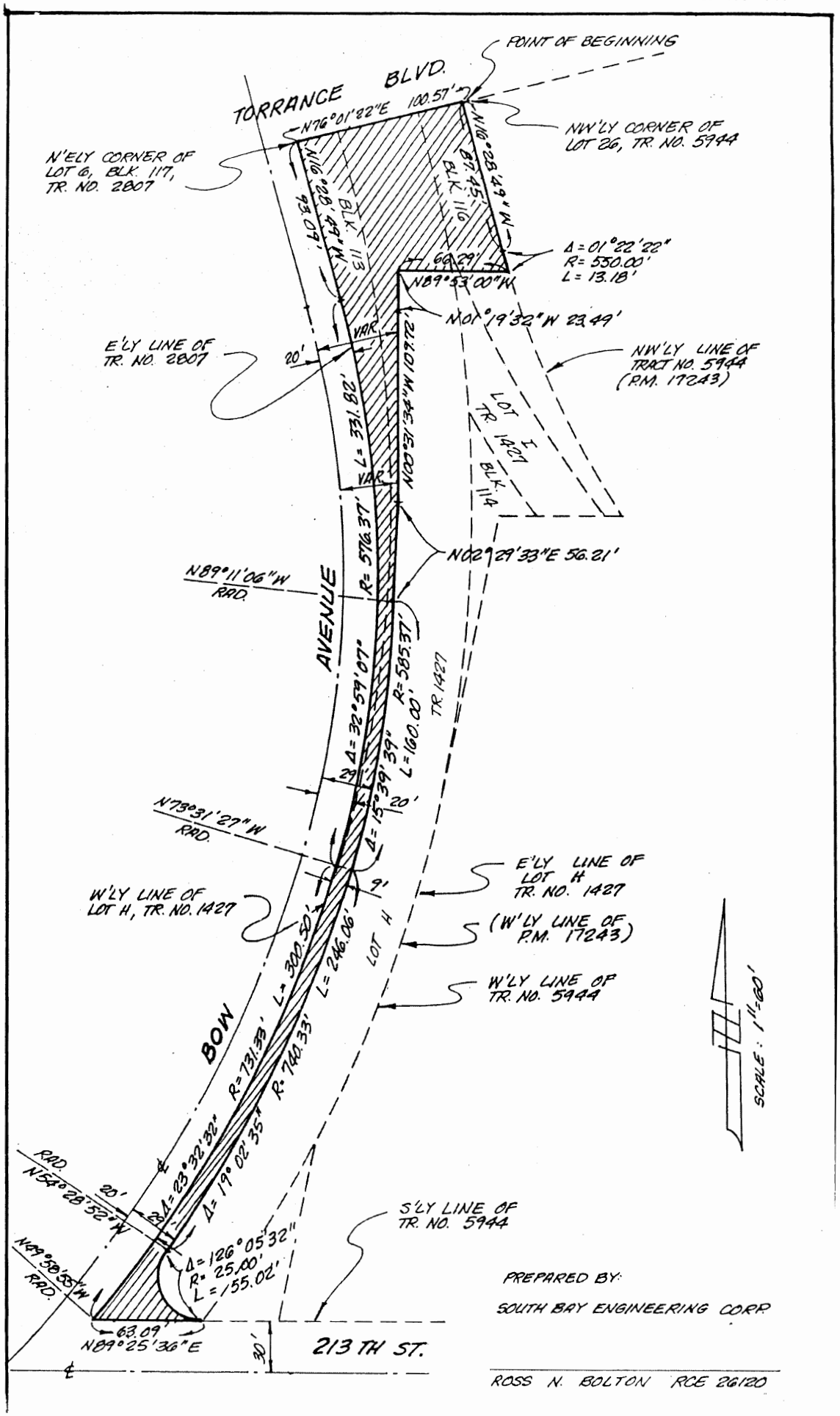
Attachment 1

AREA TO BE DEDICATED

Description of an area to be dedicated adjacent to Bow Avenue being portions of Blocks 113 and 116 of the Torrance Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 22, Pages 94 and 95 of maps, and portions of Lot I and Lot H, of Tract No. 1427, in said City and said County, as recorded in Book 22, Pages 82 and 83, of Maps, in the office of the county recorder of said county, said description being more particularly describes as follows:

Beginning at the northwesterly corner of Lot 26, Tract No. 5944, in said city and said county, as per map recorded in Book 64, Page 82 of Maps, in the office of said county recorder;
1) Thence southeasterly along the northwesterly line of said Lot 26, South 16 Degrees 28 Minutes 49 Seconds East a distance of 87.45 feet, to the beginning of a 550.00 foot tangent curve, concave to the Northeast;
2) Thence southerly, along said curve, through a central angle of 01 Degrees 22 Minutes 22 Seconds an arc distance of 13.18 feet;
3) Thence departing said southeasterly line in a westerly direction North 89 Degrees 53 Minutes 00 Seconds West a distance of 66.29 feet;
3) Thence in a southerly direction South 01 Degrees 19 Minutes 32 Seconds East a distance of 23.49 feet;
4) Thence South 00 Degrees 31 Minutes 34 Seconds East a distance of 109.72 feet;
5) Thence South 02 Degrees 29 Minutes 33 Seconds West a distance of 56.21 feet, to the beginning of a 585.37 foot non-tangent curve, concave to the West, a radial to said beginning bears South 89 Degrees 11 Minutes 06 Seconds East;
6) Thence southerly, along said curve, through a central angle of 15 Degrees 39 Minutes 39 Seconds an arc distance of 160.00 feet, to the beginning of a 740.33 foot compound curve, concave to the Northwest, a radial to said beginning bears South 73 Degrees 31 Minutes 27 Seconds East;
7) Thence southwesterly, along said curve, through a central angle of 19 Degrees 02 Minutes 35 Seconds an arc distance of 246.06 feet, to the beginning of a 25.00 foot reverse curve, concave to the Northeast, a radial to said beginning bears North 54 Degrees 28 Minutes 52 Seconds West;
8) Thence southeasterly, along said curve, through a central angle of 126 Degrees 05 Minutes 32 Seconds an arc distance of 55.02 feet to a point on the northerly line of 213th Street as shown on said Tract No. 5944;
9) Thence westerly along the northerly line of 213th Street South 89 Degrees 25 Minutes 36 Seconds West a distance of 63.09 feet, to the beginning of a 731.33 foot non-tangent curve, concave to the Northwest, a radial to said beginning bears South 49 Degrees 58 Minutes 55 Seconds East said beginning being on the westerly line of said Lot H and on the easterly line of Block 113, Tract No. 2807, in said city and said county, as per map recorded in Book 33, Page 100 of Maps, in the office of said county recorder;
10) Thence northeasterly, along said curve, through a central angle of 23 Degrees 32 Minutes 32 Seconds an arc distance of 300.50 feet, to the beginning of a 576.37 foot compound curve, concave to the West, a radial to said beginning bears South 73 Degrees 31 Minutes 27 Seconds East;
11) Thence northerly, along said curve, through a central angle of 32 Degrees 59 Minutes 07 Seconds an arc distance of 331.82 feet;
12) Thence continuing northerly along the easterly line of Block 113, of said Tract No. 2807, North 16 Degrees 28 Minutes 49 Seconds West a distance of 93.09 feet to the northeasterly corner of Lot 6, of said Block 117;
13) Thence North 76 Degrees 01 Minutes 22 Seconds East a distance of 100.57 feet to point of beginning;

Attachment 2



PREPARED BY:

SOUTH BAY ENGINEERING CORP.

ROSS N. BOLTON RCE 26120

Attachment P

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
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(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and

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3.1 Deeds. In deeds, language shall appear in substantially the following form:

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(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

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(a) "There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

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Section 4: Binding Covenants. The covenants, conditions, and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHWESTERLY 35 FEET OF THE SOUTHEASTERLY 95 FEET MEASURED ALONG THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 1 OF THE TORRANCE TRACT, IN THE CITY OF TORRANCE, AS PER MAP RECORDED IN BOOK 22 PAGES 94 AND 95, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE NORTHWESTERLY 11.73 FEET MEASURED ALONG THE SOUTHWESTERLY LINE OF SOUTHEASTERLY 106.7 FEET OF LOT 1, BLOCK 1, TORRANCE TRACT, IN THE CITY OF TORRANCE, AS PER MAP RECORDED IN BOOK 22 PAGES 94 AND 95, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE EASTERLY AND WESTERLY LINES OF SAID PARCEL BEING AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF SAID LOT 1.

PARCEL 3:

THAT PORTION OF LOT 1, BLOCK 1 OF THE TORRANCE TRACT, IN THE CITY OF TORRANCE, AS PER MAP RECORDED IN BOOK 22 PAGES 94 AND 95, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 42°34'10" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1; A DISTANCE OF 14.33 FEET TO A POINT; THENCE NORTH 47°25'50" EAST 13.83 FEET, MORE OR LESS, TO A POINT IN THE NORTHLERLY LINE OF SAID LOT 1; THENCE NORTH 86°32'48" WEST 19.92 FEET TO A POINT OF BEGINNING.

PARCEL 4:

THE NORTHWESTERLY 54 FEET OF THE SOUTHEASTERLY 60 FEET OF LOT 1 IN BLOCK 1, THE NORTHWESTERLY LINE OF SAID 60 FOOT STRIP BEING PARALLEL TO THE SOUTHEASTERLY LINE OF LOT 1 OF THE TORRANCE TRACT, IN THE CITY OF TORRANCE, AS PER MAP RECORDED IN BOOK 22 PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Attachment Q

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
[Exempt from Documentary Transfer Tax per Rev. & Tax. Code § 11922]

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, a public body, corporate and politic ("Grantor"), does hereby remise, release and forever quitclaim to the CITY OF TORRANCE, a California municipal corporation ("Grantee"), all of Grantor's right, title and interest in and to certain real property described as follows (the "Property"):

> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

Grantee acknowledges and agrees that the Property is granted by the Grantor to the Grantee in its "AS IS," "WHERE IS" and "SUBJECT TO ALL FAULTS CONDITION," as of the date of recordation of this Quitclaim Deed, with no warranties, expressed or implied, as to the environmental or other physical condition of the Property, the presence or absence of any patent or latent environmental or other physical condition on or in the Property, or other matters affecting the Property.

Grantor's conveyance of the Property is further subject to the following conditions, covenants and restriction as required by the Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL"):

Section 1: CRL Requirement. Grantee understands and agrees that Health and Safety Code Sections 33435 and 33436 require lessees and purchasers of real property acquired in redevelopment projects and owners of real property improved as a part of a redevelopment project to refrain from discrimination and to include certain nondiscrimination clauses in deeds, leases, and contracts.

Section 2: Duty Not to Discriminate. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and

paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, or rental, or in the use, occupancy, or enjoyment of the Property, nor shall Grantee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property or any portion thereof. The foregoing covenants shall run with the Property and shall remain in effect in perpetuity.

(b) Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.

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3.1 Deeds. In deeds, language shall appear in substantially the following form:

(a) "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

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3.3 Contracts. In contracts pertaining to the realty, language shall appear in substantially the following form:

(a) "There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

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Section 4: Binding Covenants. The covenants, conditions, and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

Lot 1, Block 3 of Torrance Tract as per map recorded in Book 22, Pages 94-95 of maps in the office of the County Recorder of Los Angeles County

Attachment R

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
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QUITCLAIM DEED

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> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

Grantee acknowledges and agrees that the Property is granted by the Grantor to the Grantee in its "AS IS," "WHERE IS" and "SUBJECT TO ALL FAULTS CONDITION," as of the date of recordation of this Quitclaim Deed, with no warranties, expressed or implied, as to the environmental or other physical condition of the Property, the presence or absence of any patent or latent environmental or other physical condition on or in the Property, or other matters affecting the Property.

Grantor's conveyance of the Property is further subject to the following conditions, covenants and restriction as required by the Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL"):

Section 1: CRL Requirement. Grantee understands and agrees that Health and Safety Code Sections 33435 and 33436 require lessees and purchasers of real property acquired in redevelopment projects and owners of real property improved as a part of a redevelopment project to refrain from discrimination and to include certain nondiscrimination clauses in deeds, leases, and contracts.

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(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and

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"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

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(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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(seal)

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Lots 2 and 3, Block 3 of Torrance Tract as per map recorded in Book 22, Pages 94-95 of maps in the office of the County Recorder of Los Angeles County

Attachment S

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
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Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
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QUITCLAIM DEED

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3.1 Deeds. In deeds, language shall appear in substantially the following form:

(a) "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

3.2 Leases. In leases, language shall appear in substantially the following form:

(a) "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein leased."

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3.3 Contracts. In contracts pertaining to the realty, language shall appear in substantially the following form:

(a) "There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

Section 4: Binding Covenants. The covenants, conditions, and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

Lots 18, 19, 20, 21, 22, and 23, Block 4 of Torrance Tract as per map recorded in Book 22, Pages 94-95 of maps in the office of the County Recorder of Los Angeles County

Attachment T

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
[Exempt from Documentary Transfer Tax per Rev. & Tax. Code § 11922]

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, a public body, corporate and politic ("Grantor"), does hereby remise, release and forever quitclaim to the CITY OF TORRANCE, a California municipal corporation ("Grantee"), all of Grantor's right, title and interest in and to certain real property described as follows (the "Property"):

> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

Grantee acknowledges and agrees that the Property is granted by the Grantor to the Grantee in its "AS IS," "WHERE IS" and "SUBJECT TO ALL FAULTS CONDITION," as of the date of recordation of this Quitclaim Deed, with no warranties, expressed or implied, as to the environmental or other physical condition of the Property, the presence or absence of any patent or latent environmental or other physical condition on or in the Property, or other matters affecting the Property.

Grantor's conveyance of the Property is further subject to the following conditions, covenants and restriction as required by the Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL"):

Section 1: CRL Requirement. Grantee understands and agrees that Health and Safety Code Sections 33435 and 33436 require lessees and purchasers of real property acquired in redevelopment projects and owners of real property improved as a part of a redevelopment project to refrain from discrimination and to include certain nondiscrimination clauses in deeds, leases, and contracts.

Section 2: Duty Not to Discriminate. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and

paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, or rental, or in the use, occupancy, or enjoyment of the Property, nor shall Grantee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property or any portion thereof. The foregoing covenants shall run with the Property and shall remain in effect in perpetuity.

(b) Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.

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"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

Lot 5, Block 1 of Torrance Tract as per map recorded in Book 22, Pages 94-95 of maps in the office of the County Recorder of Los Angeles County

Attachment U

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
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QUITCLAIM DEED

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> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

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"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

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(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

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(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

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The Northeasterly 30 feet of Lots 11 and 12, in Block 9 of Torrance Tract as per map recorded in Book 22, Pages 94-95 of maps in the office of the County Recorder of Los Angeles County

Attachment V

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
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Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
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(a) "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein leased."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

3.3 Contracts. In contracts pertaining to the realty, language shall appear in substantially the following form:

(a) "There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

Section 4: Binding Covenants. The covenants, conditions, and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

Lots 4, 5, and 6 and the northeasterly 92.03 feet of Lots 1, 2, and 3, Block 14, Torrance Tract as per map recorded in book 22, Pages 94-95 inclusive of maps Records of Los Angeles County and the vacated portion of alley described as Lot A-14 of said Block and Tract which was vacated by Resolution Number 86-166 and recorded as instrument number 86-1813513 on December 29, 1986 more particularly described as follows: Beginning at the most easterly corner of Lot 3 of said Block 14; thence south 47°25'50" west along the southeasterly line of said lot 3 92.03 feet; thence south 42°34'10" east 4.50 feet; thence south 47°25'50" west 29.50 feet; thence south 02°25'50" west 21.92 feet plus or minus to a point in the northwesterly line of Lot 6 of said Block 14; thence north 47°25'50"east along the northwesterly line of Lots 4, 5, and 6 of said Block 14 to the most northerly corner of said lot 4; thence north 42°34'10" west 20.00 feet to the point of beginning

Attachment W

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
[Exempt from Documentary Transfer Tax per Rev. & Tax. Code § 11922]

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, a public body, corporate and politic ("Grantor"), does hereby remise, release and forever quitclaim to the CITY OF TORRANCE, a California municipal corporation ("Grantee"), all of Grantor's right, title and interest in and to certain real property described as follows (the "Property"):

> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

Grantee acknowledges and agrees that the Property is granted by the Grantor to the Grantee in its "AS IS," "WHERE IS" and "SUBJECT TO ALL FAULTS CONDITION," as of the date of recordation of this Quitclaim Deed, with no warranties, expressed or implied, as to the environmental or other physical condition of the Property, the presence or absence of any patent or latent environmental or other physical condition on or in the Property, or other matters affecting the Property.

Grantor's conveyance of the Property is further subject to the following conditions, covenants and restriction as required by the Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL"):

Section 1: CRL Requirement. Grantee understands and agrees that Health and Safety Code Sections 33435 and 33436 require lessees and purchasers of real property acquired in redevelopment projects and owners of real property improved as a part of a redevelopment project to refrain from discrimination and to include certain nondiscrimination clauses in deeds, leases, and contracts.

Section 2: Duty Not to Discriminate. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and

paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, or rental, or in the use, occupancy, or enjoyment of the Property, nor shall Grantee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property or any portion thereof. The foregoing covenants shall run with the Property and shall remain in effect in perpetuity.

(b) Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above.

Section 3: Form of Nondiscrimination and Nonsegregation Clauses. All deeds, leases or contracts for the Property shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

3.1 Deeds. In deeds, language shall appear in substantially the following form:

(a) "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

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3.3 Contracts. In contracts pertaining to the realty, language shall appear in substantially the following form:

(a) "There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

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Section 4: Binding Covenants. The covenants, conditions, and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

Lot 24 of Tract 21484 as per map recorded in Book 822, Pages 54 through 60 of maps in the office of the County Recorder, County of Los Angeles.

Attachment X

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
[Exempt from Documentary Transfer Tax per Rev. & Tax. Code § 11922]

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, a public body, corporate and politic ("Grantor"), does hereby remise, release and forever quitclaim to the CITY OF TORRANCE, a California municipal corporation ("Grantee"), all of Grantor's right, title and interest in and to certain real property described as follows (the "Property"):

> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

Grantee acknowledges and agrees that the Property is granted by the Grantor to the Grantee in its "AS IS," "WHERE IS" and "SUBJECT TO ALL FAULTS CONDITION," as of the date of recordation of this Quitclaim Deed, with no warranties, expressed or implied, as to the environmental or other physical condition of the Property, the presence or absence of any patent or latent environmental or other physical condition on or in the Property, or other matters affecting the Property.

Grantor's conveyance of the Property is further subject to the following conditions, covenants and restriction as required by the Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL"):

Section 1: CRL Requirement. Grantee understands and agrees that Health and Safety Code Sections 33435 and 33436 require lessees and purchasers of real property acquired in redevelopment projects and owners of real property improved as a part of a redevelopment project to refrain from discrimination and to include certain nondiscrimination clauses in deeds, leases, and contracts.

Section 2: Duty Not to Discriminate. In addition to any other nondiscrimination provisions applicable to the Property under federal, state or local law, the following nondiscrimination provisions apply:

(a) There shall be no discrimination against, or segregation of, any persons, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and

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"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

Lot 22 of Tract 21484 as per map recorded in Book 822, Pages 54 through 60 of maps in the office of the County Recorder, County of Los Angeles.

Attachment Y

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503
Attn: City Clerk

[Space Above for Recorder's Use]
[Exempt from Recordation Fee per Gov. Code § 27383]
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QUITCLAIM DEED

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> Refer to Exhibit "A" attached hereto and incorporated herein by this reference.

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(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

3.2 Leases. In leases, language shall appear in substantially the following form:

(a) "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein leased."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

3.3 Contracts. In contracts pertaining to the realty, language shall appear in substantially the following form:

(a) "There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the contract."

(b) "Notwithstanding subsection (a) above, with respect to familial status, subsection (a) above shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subsection (a) above shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code, shall apply to subsection (a) above."

Section 4: Binding Covenants. The covenants, conditions, and restrictions in this Quitclaim Deed shall bind Grantee and its successor in interest to the Property or any portion thereof.

"Grantor"

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE,
public body, corporate and politic

By: _____
Frank Scotto
Its: Chairman

State of California)
County of _____)

On _____, before me, _____, Notary Public,
(here insert name and title of the officer)
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(seal)

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF TORRANCE, DESCRIBED AS FOLLOWS:

Lot 2 of Parcel Map 27043 as per map recorded in Book 344, Pages 30 through 39 of maps in the office of the County Recorder, County of Los Angeles.