

City Council of
March 29, 2011

PUBLIC HEARING
(COMPANION ITEM TO AGENCY ITEM 5A)

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

SUBJECT: Community Development – Conduct joint public hearing with Redevelopment Agency of the City of Torrance and adopt **RESOLUTION** for conveyance of real properties and fixed assets from Agency to City of Torrance.

RECOMMENDATION

Recommendation of the Community Development Director that City Council:

- 1) Conduct a joint public hearing with the Redevelopment Agency, and
- 2) Adopt a **RESOLUTION** ratifying and confirming the prior action of the Agency and the City, and authorizing the Mayor to Execute, the City Clerk to Attest, to cause to be notarized and to deliver all documents associated with the conveyance of certain 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.

FUNDING

Funding is not required for this item.

BACKGROUND/ ANALYSIS

The State of California continues to find itself with a constant annualized budget deficit in the billions of dollars. Governor Brown has proposed to eliminate Redevelopment Agencies and tax increment throughout the state and redistribute 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 would reduce 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.

On March 8, 2011, the Redevelopment Agency adopted a resolution authorizing the conveyance of real properties, fixed assets and agreements from the Redevelopment Agency of the City of Torrance to the City of Torrance. There is some ambiguity in Health and Safety code as to whether a Public Hearing is required for the transfer of

assets. In an abundance of caution, the hearing is being conducted tonight to receive public comment on the aforementioned action and to ratify and confirm the prior action of the Agency and City.

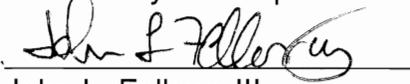
In addition, two properties that were purchased with Housing set-aside funds were left off the original list of agency owned properties. They are located at 22520 Ocean Avenue (APN7368-001-031) and 3851 W 226th Street (APN7368-001-032). These two properties are included tonight for transfer.

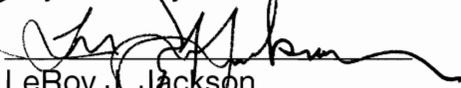
On March 16, 2011, the Planning Commission reviewed the Redevelopment Property transfer of 14 properties from the Redevelopment Agency of the City of Torrance to the City of Torrance. The Commission reviewed the Agency-owned property list and found that the conveyance of the properties by the Redevelopment Agency of the City of Torrance and the acceptance of the properties by the City of Torrance is in conformance with the City's General Plan and determined that each property does in fact conform.

Therefore, staff recommends that the City of Torrance adopt the attached **RESOLUTION** ratifying and authorizing the Mayor to Execute, the City Clerk to Attest, to cause to be notarized and to deliver all documents associated with the conveyance of certain 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

CONCUR:


 Jeffrey W. Gibson
 Community Development Director


 John L. Fellows III
 City Attorney


 LeRoy J. Jackson
 City Manager

Respectfully submitted,

By 

Ted Semaan, Manager
 Redevelopment & General Plan

Attachments:

- A. RESOLUTION
- B. Proof of Publications
- C. Real Property Assets Inventory
- D. City Council Item 12C meeting of March 8, 2011
- E. Planning Commission Item 14A meeting of March 16, 2011
- F. Quick Claim Deed 22520 Ocean Avenue (APN7368-001-031)
- G. Quick Claim Deed 3851 W 226th Street (APN7368-001-032)

CITY COUNCIL RESOLUTION 2011-_____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE TO ACCEPT TITLES OF REAL PROPERTY AND ACCEPT FIXED ASSET, EASEMENT, AND OTHER AGREEMENTS FROM THE REDEVELOPMENT AGENCY**

WHEREAS, on March 8, 2011, the City Council authorized the Mayor to Execute, the City Clerk to Attest and to cause to be notarized and to record, where necessary, all documents associated with the acceptance of the conveyance of real property and fixed easement and other agreements from the Redevelopment Agency of the City of Torrance to the City of Torrance;

WHEREAS, two properties, located at 22520 Ocean Avenue (APN7368-001-031) and 3851 W. 226th Street (APN7368-001-032) (the "Supplemental Properties"), were left off the original list of agency owned properties to be conveyed;

WHEREAS, the Supplemental Properties were acquired by the Redevelopment Agency with Housing Set Aside funds;

WHEREAS, in an abundance of caution the City Council is holding a public hearing to ratify and confirm the conveyances that had been approved previously and to approve the acceptance of the conveyance of the Supplemental Properties;

WHEREAS, after determining the necessary findings under Redevelopment law regarding the public benefit, lack of available financing and the elimination of blight, the Board of Directors of the Redevelopment Agency of the City of Torrance (the "Agency") adopted various resolutions, authorizing the acquisitions listed on Exhibit A;

WHEREAS, the Properties and the Supplemental Properties were acquired to enable the Agency and the City of Torrance (the "City") to carry out the purposes of the Redevelopment Plans for the Downtown, Industrial and Skypark Redevelopment Projects; and

WHEREAS, in conformance with the Agency's Five Year Implementation Plan, the Properties and the Supplemental Properties shall be used only for the designated purposes as established in the City's General Plan and in conformity with the Redevelopment Plans, and the City now desires to acquire the Properties and Supplemental Properties for their approved uses;

NOW THEREFORE, BE IT RESOLVED AND ORDERED that titles to the Supplemental Properties, including all parking easements, easements and grants

of access, described above, being more particularly described in the attached Exhibit A, and by this reference made a part hereof, and the fixed asset, additional easements, and other agreements be accepted by the City, from the Agency, at no cost to the City; and

NOW THEREFORE, BE IT RESOLVED AND ORDERED that titles to the Properties, including all parking easements, easements and grants of access, described above, being more particularly described in the attached Exhibit A, and by this reference made a part hereof, and the fixed asset, additional easements, and other agreements be ratified and confirmed by the City, from the Agency, at no cost to the City; and

BE IT FURTHER ORDERED that the City accept the recordation of the grant deeds signed by the Chair of the Board of Directors of the Agency, conveying the Properties and the Supplemental Properties from the Agency to the City; and

BE IT FURTHER ORDERED that the fixed assets, additional easements, and agreements to be transferred by the duly authorized officer of the Agency, the Executive Director of the Agency, from the Agency to the City.

APPROVED and ADOPTED this ____ day of March, 2011.

Mayor of the City of Torrance

ATTEST:

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

Sue Herbers, CMC, City Clerk

By:

Patrick Q. Sullivan, Assistant City Attorney

Real Property Asset Inventory

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)
 3851 W. 226th Street (APN7368-001-032)
 22520 Ocean Avenue (APN 7368-001-031)

MEADOW PARK PARKING LOTS

Property Owners participating in the Meadow Park parking lot program

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 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)

Weiss Family LTD Partnership
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 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

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 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 - 1321 Sartori Avenue 7355-025-007

Real Property Asset Inventory (cont'd)

Commercial Rebate Program

STORE_APN1	PROPERTY_A	OWNER
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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
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7355-024-026	1424 MARCELINA AVE	SOOHOO PATRICK CO TR
7355-024-024	1434 MARCELINA AVE	WILLETT SEAN E AND ANGELINA G
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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)

Affordable Housing Agreements

	APN	PHYSICAL ADDRESS
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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

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
Direct: (310) 543-6635 Fax: (310) 316-6827

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

This space is for the County Clerk's Filing Stamp

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CITY CLERK'S OFFICE



Proof of Publication of

DB

Public Notices 51 Public Notices 51 Public Notices 51 Public Notices 51 Public Notices 51

a newspaper of general circulation, printed and published

in the City of Torrance*
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number SWC7146
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit

March 15, 22,

all in the year 2011

the foregoing is true and correct.

Dated at Torrance

California, this 22 March 2011

*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

DB 3-53

PUBLIC HEARING NOTICE



TORRANCE CITY COUNCIL AND CITY OF TORRANCE REDEVELOPMENT AGENCY

NOTICE IS HEREBY GIVEN that the Torrance City Council (City Council) together with the Redevelopment Agency of the City of Torrance (Agency) will hold a joint public hearing in the Council Chamber, 3031 Torrance Boulevard, Torrance, CA on March 29, 2011 at 5:30 p.m., or as soon thereafter as this matter can be heard, to consider conveyance of real properties and fixed assets from the Agency to the city, pursuant to California Community Redevelopment Law, Health and Safety Code section 33000 et seq. (CCRL), to further the redevelopment and use thereof in conformity with the Downtown, Industrial and Skypark Redevelopment Plans for the Downtown, Industrial and Skypark Redevelopment Project Areas. A list of properties and assets to be conveyed is as follows:

- 223rd Street and Abalone, Torrance CA (APN 7537-029-903)
- Torrance Boulevard and Bow Ave, Torrance CA (APN 7355-032-900)
- 1956 Torrance Boulevard, Torrance CA (APN 7355-027-914,915)
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- 3851 W 226th Street, Torrance CA (APN 7368-001-032)

Whereas, over time the Agency has acquired real property and fixed assets for redevelopment purposes. Pursuant to CCRL Sections 33430 and 33431, an Agency may for purposes of redevelopment, sell or otherwise dispose of real or personal property or any interest in property after a noticed public hearing. Any conveyances to the City will be subject to terms to ensure that properties, that are not already redeveloped, will be redeveloped in accordance with the CCRL.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the proposal outlined above.

Pursuant to CCRL Section 33501.2, if you challenge the decision of the City Council or Agency Board in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City or Agency at, or prior to, the public hearing.

Further information please contact the Redevelopment Agency of the City of Torrance, Jeffery W. Gibson at 310.618.5990.

Publish March 15, and March 22, 2011 By: Sue Herbers, City Clerk

Pub.: March 15, 22, 2011

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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
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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

City Council
March 8, 2011
COMPANION ITEM TO 4A

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

Members of the Council:

SUBJECT: ACCEPTANCE OF REAL PROPERTY, FIXED ASSETS, AND AGREEMENTS FROM THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE.

RECOMMENDATION

The City Manager recommends that the City Council adopt a **RESOLUTION** authorizing the Mayor to Execute, the City Clerk to Attest and to cause to be notarized and to record, where necessary, all documents associated with the acceptance of 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 4A**

FUNDING

Funding is not required for this item.

BACKGROUND

The Redevelopment Agency of the City of Torrance 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.

As discussed in the companion item from the Redevelopment Agency, 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.

Therefore the actions before Your Honorable Body this evening are to enter into a Cooperation Agreement that both incorporates the Redevelopment Agency's project list contained in its 5-year Implementation Plan (Companion Item 4A), accept the transfer of 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 accepted 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
Community Development
Director

CONCUR:



John L. Fellows III
City Attorney



LeRoy J. Jackson
City Manager

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)

RESOLUTION 2011-33

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE TO ACCEPT TITLES OF REAL
PROPERTY AND ACCEPT FIXED ASSET, EASEMENT,
AND OTHER AGREEMENTS**

WHEREAS, after determining the necessary findings under Redevelopment law regarding the public benefit, lack of available financing and the elimination of blight, the Board of Directors of the Redevelopment Agency of the City of Torrance (the "Agency") adopted various resolutions, authorizing the acquisitions listed on Exhibit A:

WHEREAS, the Properties were acquired to enable the Agency and the City of Torrance (the "City") to carry out the purposes of the Redevelopment Plans for the Downtown, Industrial and Skypark Redevelopment Projects; and

WHEREAS, in conformance with the Agency's Five Year Implementation Plan, 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, and the City now desires to acquire the Properties for their approved uses;

NOW THEREFORE, BE IT RESOLVED AND ORDERED that titles to the Properties, including all parking easements, easements and grants of access, described above, being more particularly described in the attached Exhibit A, and by this reference made a part hereof, and the fixed asset, additional easements, and other agreements be accepted by the City, from the Agency, at no cost to the City; and

BE IT FURTHER ORDERED that the City accept the recordation of the grant deeds signed by the Chairman of the Agency, conveying the Properties from the Agency to the City; and

BE IT FURTHER ORDERED that the fixed assets, additional easements, and agreements to be transferred by the duly authorized officer of the Agency, the Executive Director of the Agency, from the Agency to the City.

APPROVED and ADOPTED this 8th day of March, 2011.

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

by Patrick Q. Sullivan
Patrick Q. Sullivan, Assistant City Attorney

/s/ Frank Scotto
Mayor Frank Scotto
ATTEST:

/s/ Sue Herbers
Sue Herbers, City Clerk

Real Property Asset Inventory

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)

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 - 1321 Sartori Avenue 7355-025-007

Real Property Asset Inventory (cont'd)

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
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7355-026-005	1275 SARTORI AVE	JACKSON JERRY
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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
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7355-025-008	1327 SARTORI AVE	BUTLER GERALD T AND MARY I TRS
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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)

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
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CITY COUNCIL RESOLUTION 2011-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE TO ACCEPT TITLES OF REAL PROPERTY AND ACCEPT FIXED ASSET, EASEMENT, AND OTHER AGREEMENTS

WHEREAS, after determining the necessary findings under Redevelopment law regarding the public benefit, lack of available financing and the elimination of blight, the Board of Directors of the Redevelopment Agency of the City of Torrance (the "Agency") adopted various resolutions, authorizing the acquisitions listed on Exhibit A:

WHEREAS, the Properties were acquired to enable the Agency and the City of Torrance (the "City") to carry out the purposes of the Redevelopment Plans for the Downtown, Industrial and Skypark Redevelopment Projects; and

WHEREAS, in conformance with the Agency's Five Year Implementation Plan, 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, and the City now desires to acquire the Properties for their approved uses;

NOW THEREFORE, BE IT RESOLVED AND ORDERED that titles to the Properties, including all parking easements, easements and grants of access, described above, being more particularly described in the attached Exhibit A, and by this reference made a part hereof, and the fixed asset, additional easements, and other agreements be accepted by the City, from the Agency, at no cost to the City; and

BE IT FURTHER ORDERED that the City accept the recordation of the grant deeds signed by the Chairman of the Agency, conveying the Properties from the Agency to the City; and

BE IT FURTHER ORDERED that the fixed assets, additional easements, and agreements to be transferred by the duly authorized officer of the Agency, the Executive Director of the Agency, from the Agency to the City.

APPROVED and ADOPTED this ____ day of March, 2011.

Mayor of the City of Torrance

ATTEST:

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

Sue Herbers, CMC, City Clerk

By: _____
Patrick Q. Sullivan, Assistant City Attorney

Real Property Asset Inventory**ATTACHMENT A****Real Property Owned by the Redevelopment Agency**

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4 E. Lariat Lane
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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 - 1321 Sartori Avenue 7355-025-007

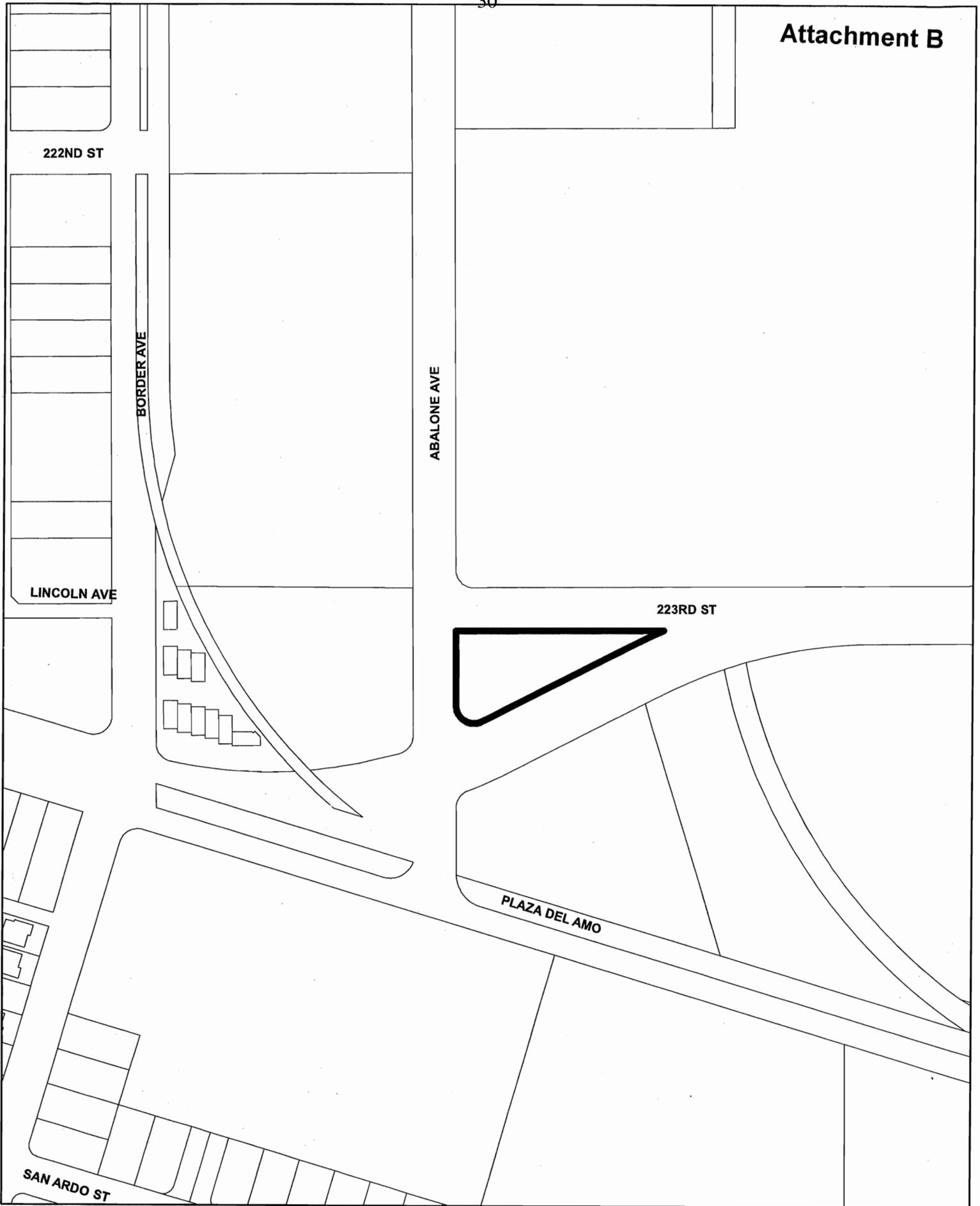
Real Property Asset Inventory (cont'd)**ATTACHMENT A****Commercial Rebate Program**

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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

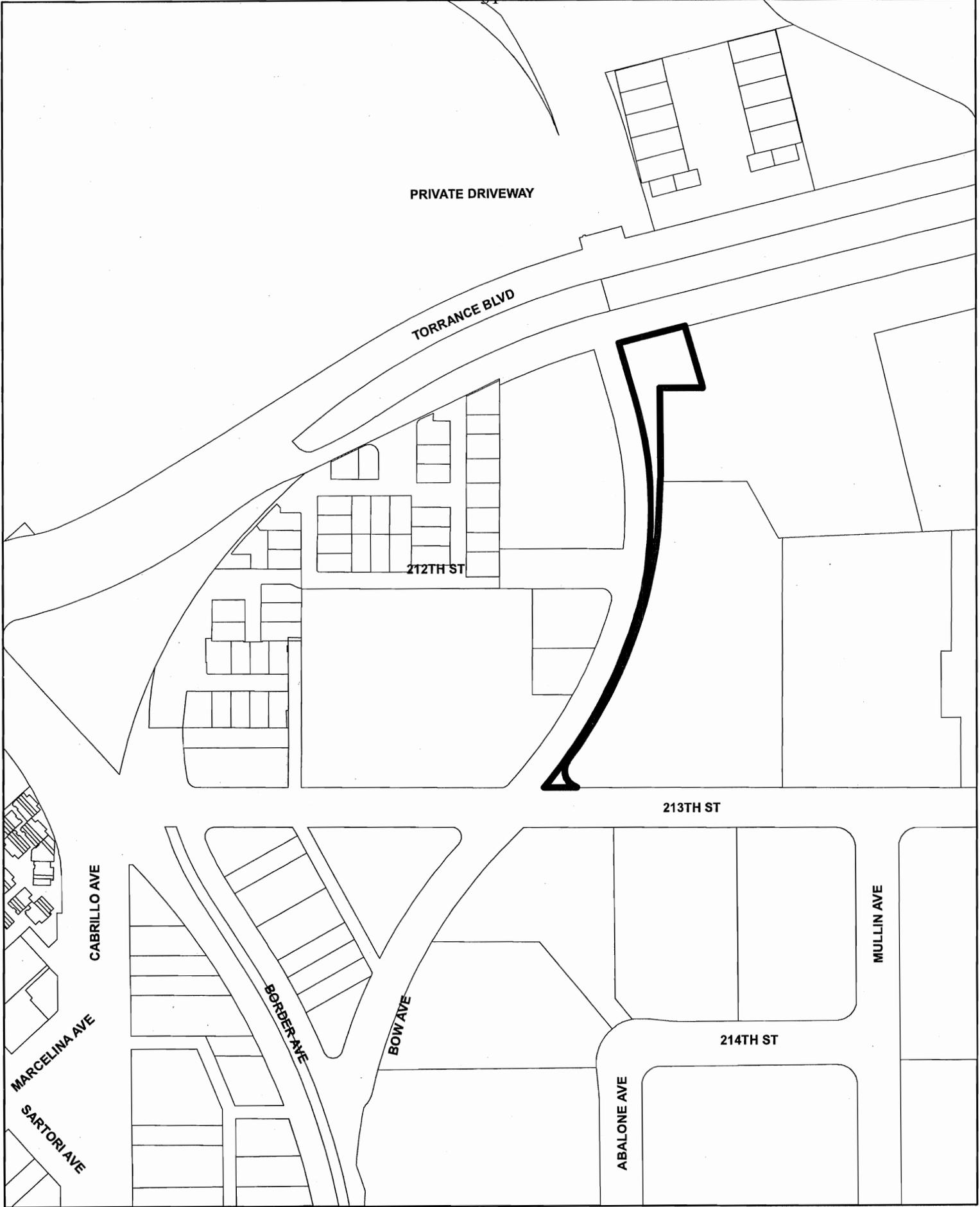


T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

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

7357-029-903



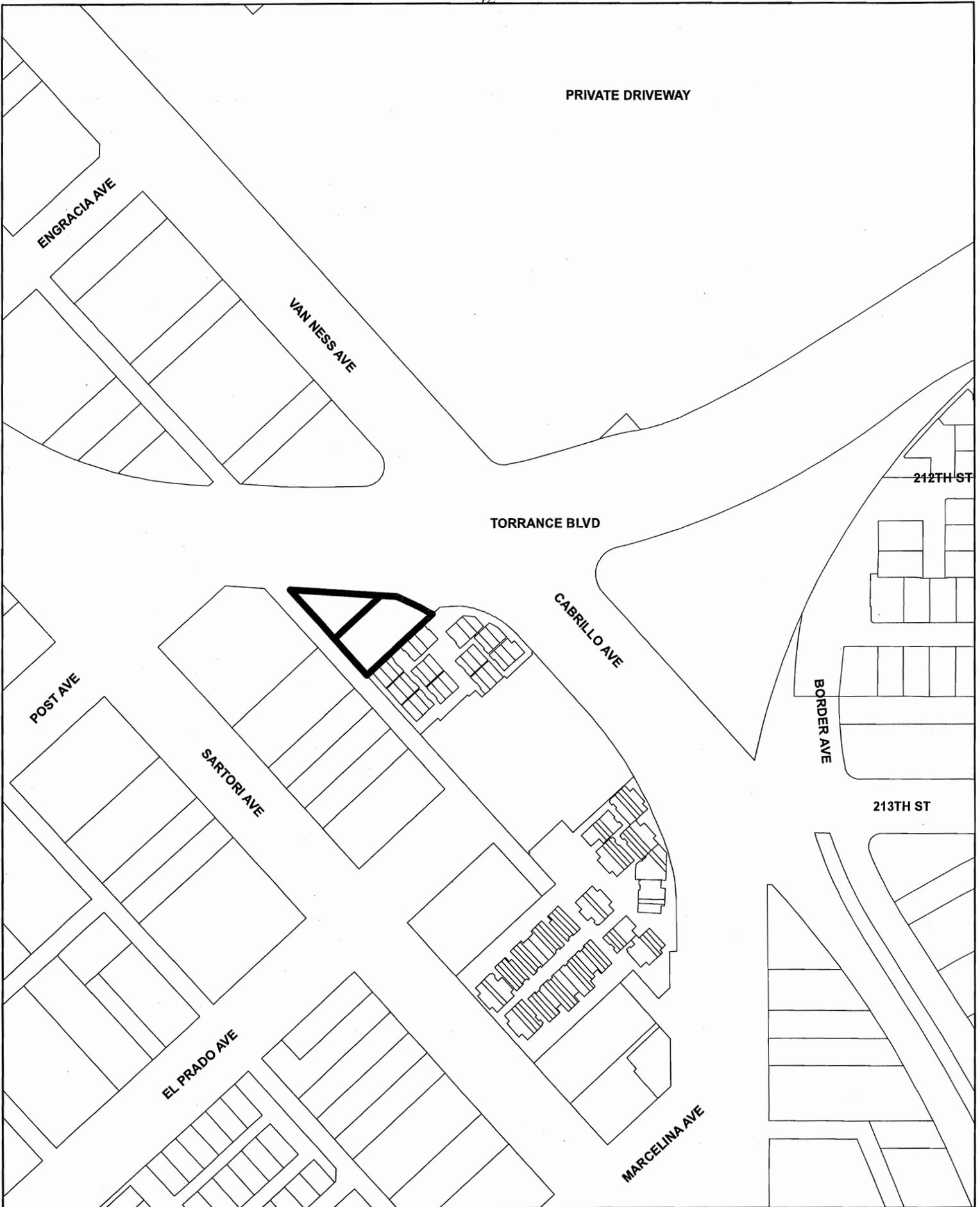


T:\Miami\GIS\2011\Inventory of Redevelopment Properties.mxd

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

7355-032-900





T:\Mail\GIS\2011\Inventory of Redevelopment Properties.mxd

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



7355-027-914
7355-027-915



212TH ST

Attachment E

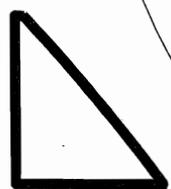
VAN NESS AVE

TORRANCE BLVD

CABRILLO AVE

213TH ST

EL PRADO AVE



SARTORI AVE

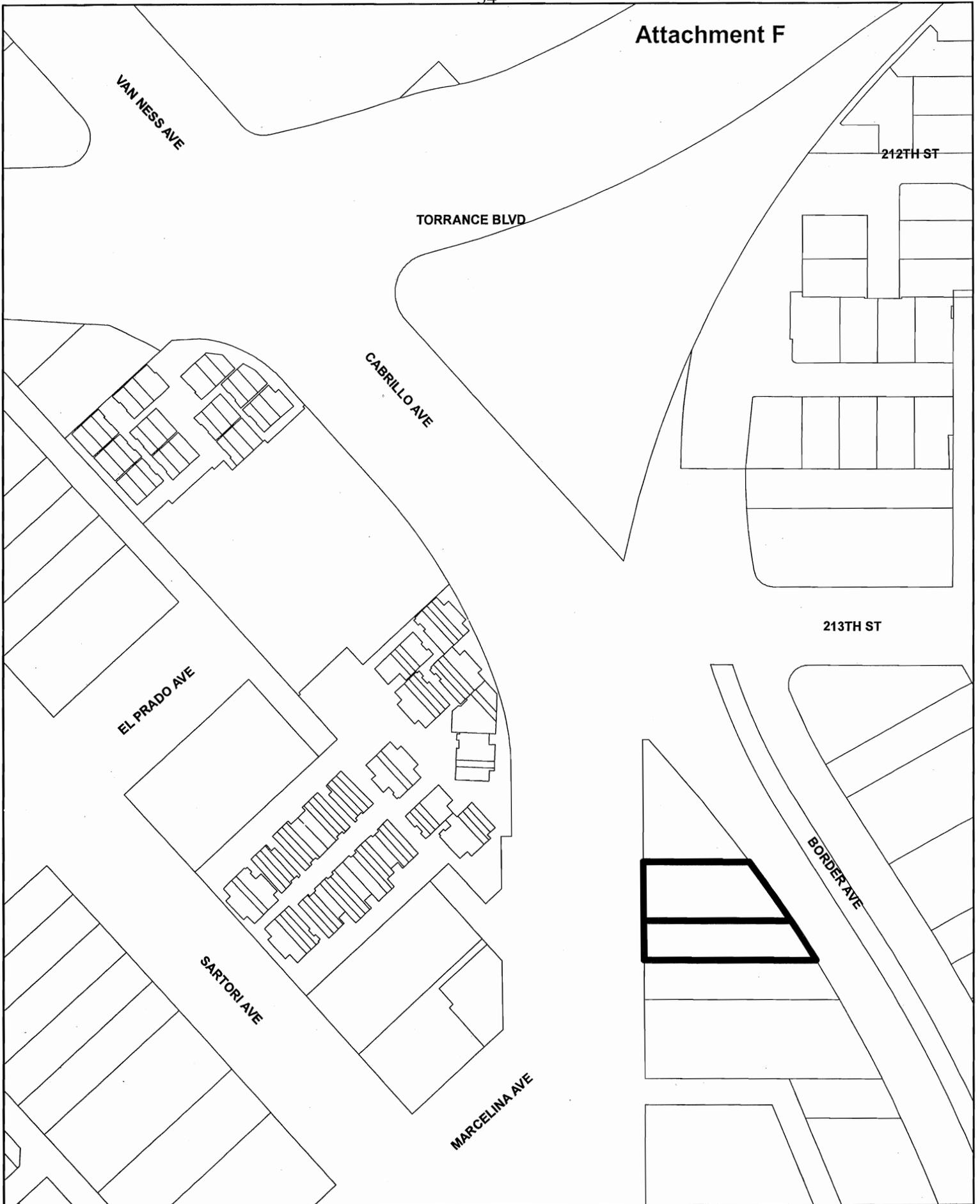
BORBER AVE

BOW AVE

MARCELINA AVE

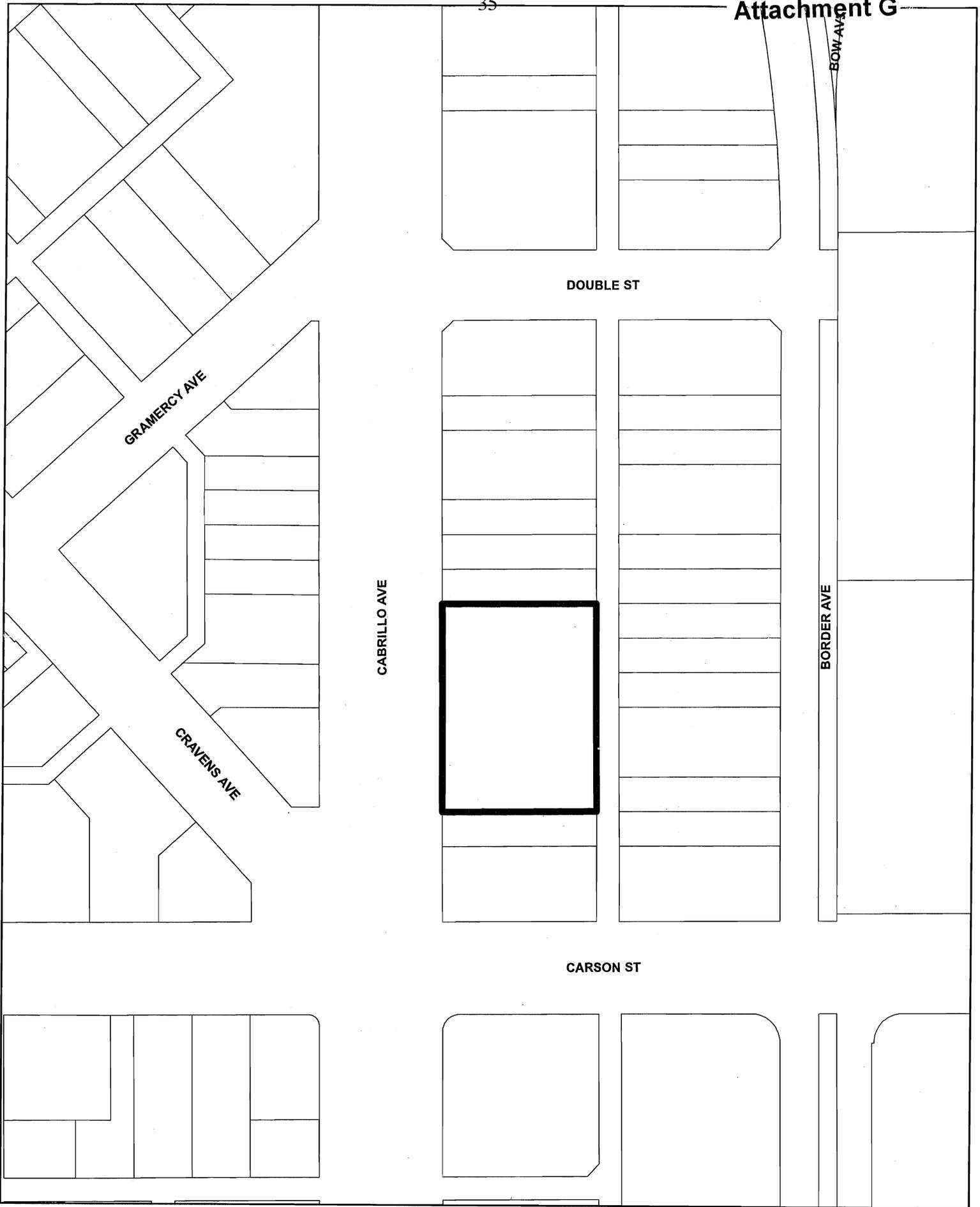


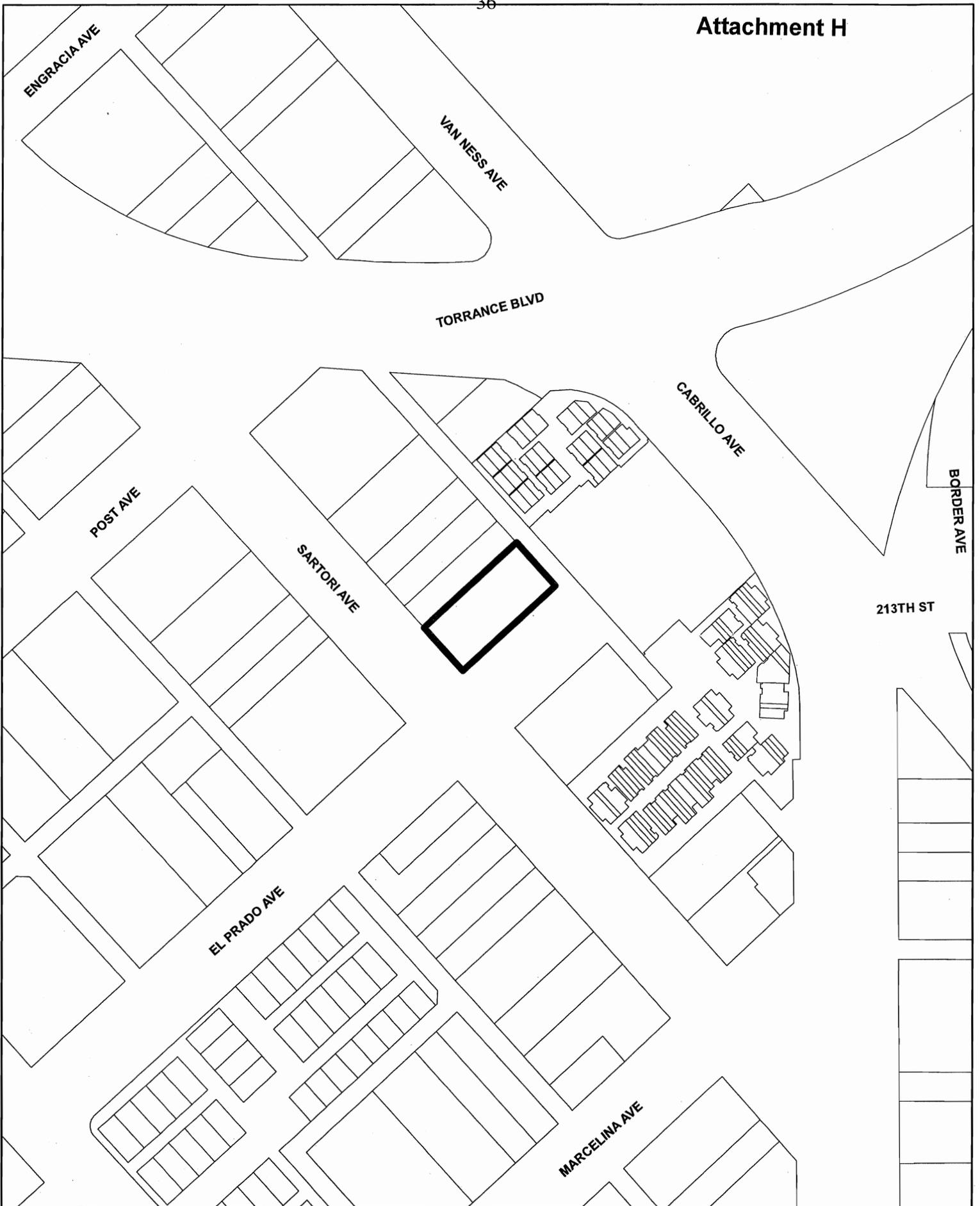
Attachment F



7355-029-901
7355-029-902







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

7355-027-142



Attachment I VAN NESS AVE

TORRANCE BLVD

ENGRACIA AVE

CRAVENS AVE

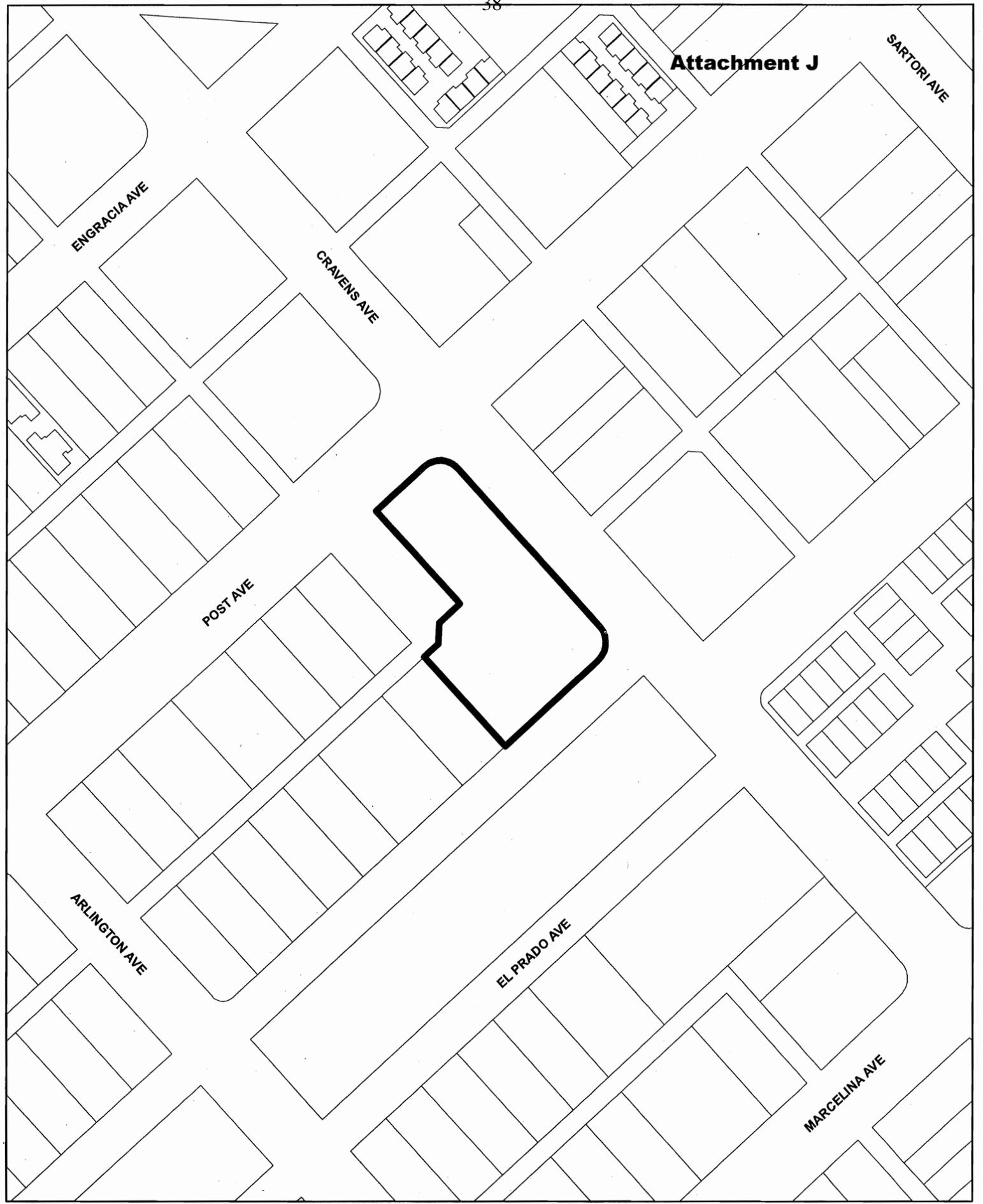
POST AVE

SARTORI AVE

EL PRADO AVE



Attachment J



T:\Mal\GIS\2011\Inventory of Redevelopment Properties.mxd

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

7355-022-033



Attachment K

PARK ST

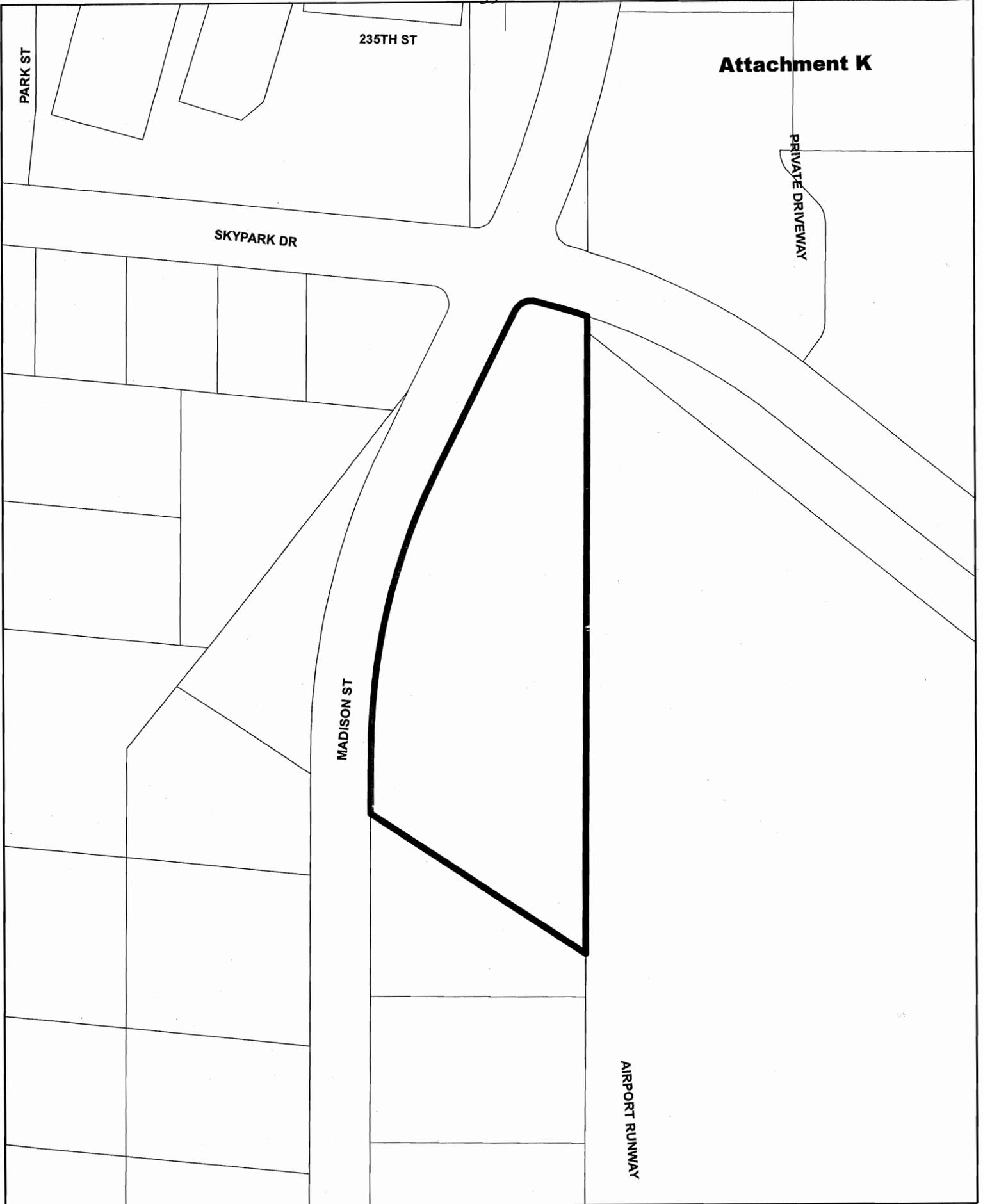
235TH ST

PRIVATE DRIVEWAY

SKYPARK DR

MADISON ST

AIRPORT RUNWAY



Attachment L

PARK ST

235TH ST

WARD ST

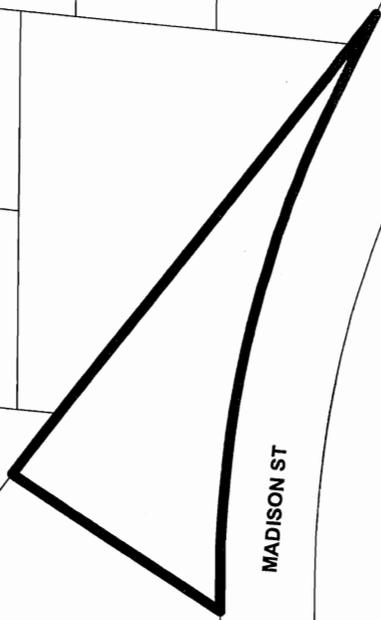
PRIVATE DRIVEWAY

SKYPARK DR

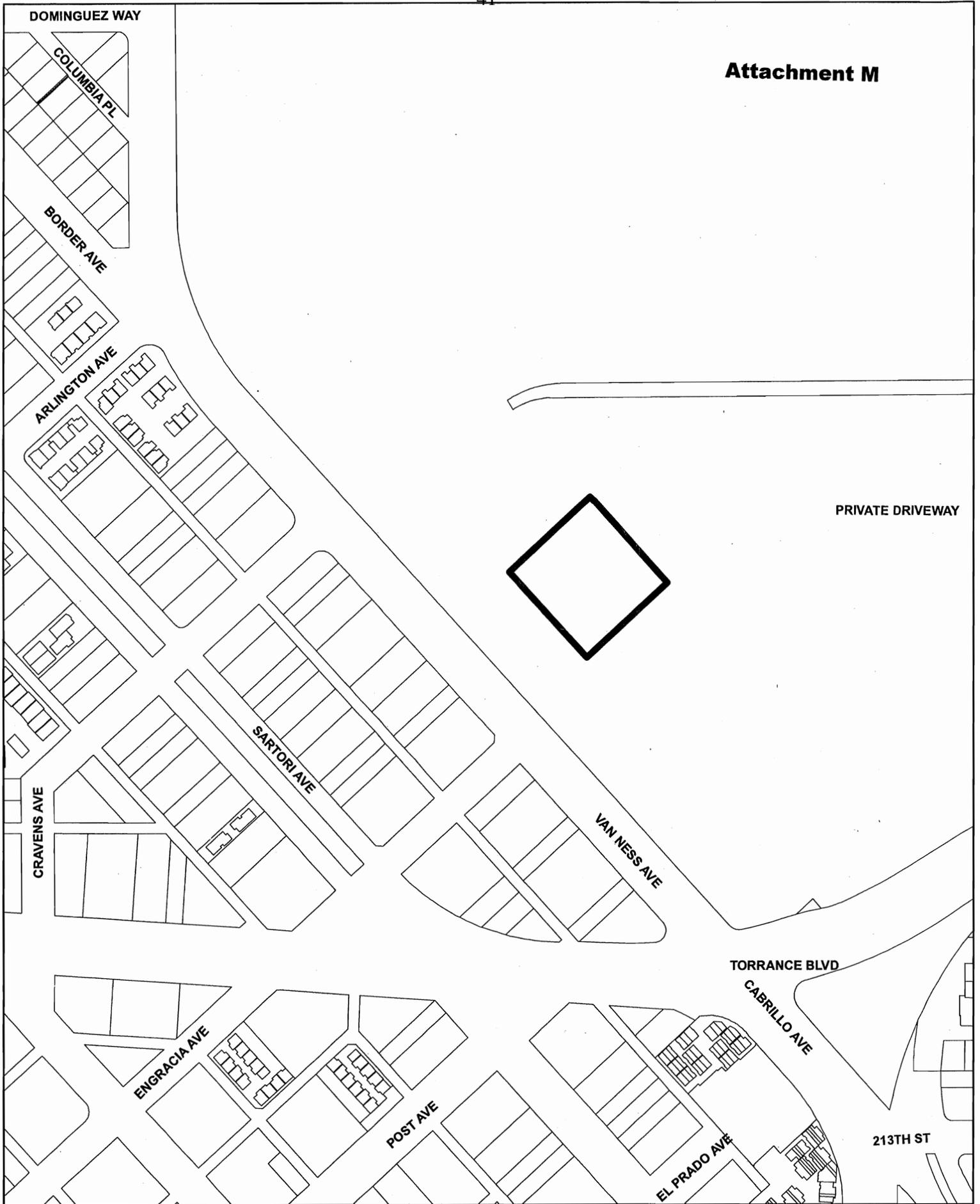
HAWTHORNE BLVD

MADISON ST

AIRPORT RUNWAY



Attachment M



T:\MIA\GIS\2011\Inventory of Redevelopment Properties.mxd

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



7352-022-900



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.”

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:

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

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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(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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(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."

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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.

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;

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:

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 NORTHWESTERLY 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.

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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 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

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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(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 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
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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(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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“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

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

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”

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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
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(seal)

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Attachment U

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WHEN RECORDED RETURN TO:

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Attn: City Clerk

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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:

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

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."

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:

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 $47^{\circ}25'50''$ west along the southeasterly line of said lot 3 92.03 feet; thence south $42^{\circ}34'10''$ east 4.50 feet; thence south $47^{\circ}25'50''$ west 29.50 feet; thence south $02^{\circ}25'50''$ west 21.92 feet plus or minus to a point in the northwesterly line of Lot 6 of said Block 14; thence north $47^{\circ}25'50''$ 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 $42^{\circ}34'10''$ 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.

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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."

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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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“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
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I certify under PENALTY OF PERJURY under the laws of the State of California that the
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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 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

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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.

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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."

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
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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 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.

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.”

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.

AGENDA ITEM NO. 14A

TO: Members of the Planning Commission

FROM: Community Development Director

SUBJECT: Redevelopment Property transfer from the Redevelopment Agency of the City of Torrance to the City of Torrance

In light of recent State budgetary actions, the State Legislature is considering elimination of local Redevelopment agencies. Such a measure could place ownership of Agency assets, including real property, in the control of the State and not the Redevelopment Agency of the City of Torrance. State control of local property would reduce local oversight of properties the Agency had acquired with the specific intent to redevelop blighted areas and create housing. The Planning Commission is being requested to review whether the transfer of 14 properties from the Redevelopment Agency of the City of Torrance to the City of Torrance would be in compliance with the City's General Plan.

The Community Development Department has reviewed whether the conveyance of the properties by the Redevelopment Agency of the City of Torrance and acceptance of the properties by the City of Torrance is in conformance with the City's General Plan and has determined that each property does in fact conform. Please see the following table of the 14 subject properties assessing the consistency of the existing Zoning Classification and General Plan Land Use Designation for each:

Assessors Parcel No. (Site Address)	Zoning Classification	General Plan Designation	Consistent
7537-029-903 (223 rd St & Abalone Ave)	IRP (Industrial Redevelopment Project Area)	Business Park	Yes
7355-032-900 (Torrance Blvd & Bow Ave)	IRP (Industrial Redevelopment Project Area)	Business Park	Yes
7355-027-914,915 (1956 Torrance Blvd)	DRP (Downtown Redevelopment Project Area)	Commercial Center	Yes
7355-029-900 (1312 Cabrillo Ave)	DRP (Downtown Redevelopment Project Area)	Commercial Center	Yes
7355-029-901,902 (1316 Cabrillo Ave)	DRP (Downtown Redevelopment Project Area)	Commercial Center	Yes
7355-030-901 (1640 Cabrillo Ave)	DRP (Downtown Redevelopment	Commercial Center	Yes

	Project Area)		
7355-027-142 (1215 El Prado Ave)	DRP (Downtown Redevelopment Project Area)	Commercial Center	Yes
7355-026-903 (1339 Post Avenue)	DRP (Downtown Redevelopment Project Area)	Commercial Center	Yes
7355-022-033 (1421 Cravens Ave)	DRP (Downtown Redevelopment Project Area)	Commercial Center	Yes
7377-010-900 (23750 Madison St)	MRP (Meadow Park Redevelopment Project Area)	Light Industrial	Yes
7378-011-943 (23755 Madison St)	MRP (Meadow Park Redevelopment Project Area)	Light Industrial	Yes
7352-022-900 (1919 Torrance Blvd)	IRP (Industrial Redevelopment Project Area)	Business Park	Yes
7368-001-031 (22520 Ocean Ave)	R3 (Limited Multi- Family Residential)	Medium-High Density Residential	Yes
7368-001-032 (3851 W 226 th St)	R5 (High Rise Residential)	High Density Residential	Yes

The Community Development Director recommends that the Planning Commission review the aforementioned list, the attached map exhibits for each property, and find that the conveyance of the properties from the Redevelopment Agency of the City of Torrance and acceptance of the properties by the City of Torrance is in conformance with the City's General Plan.

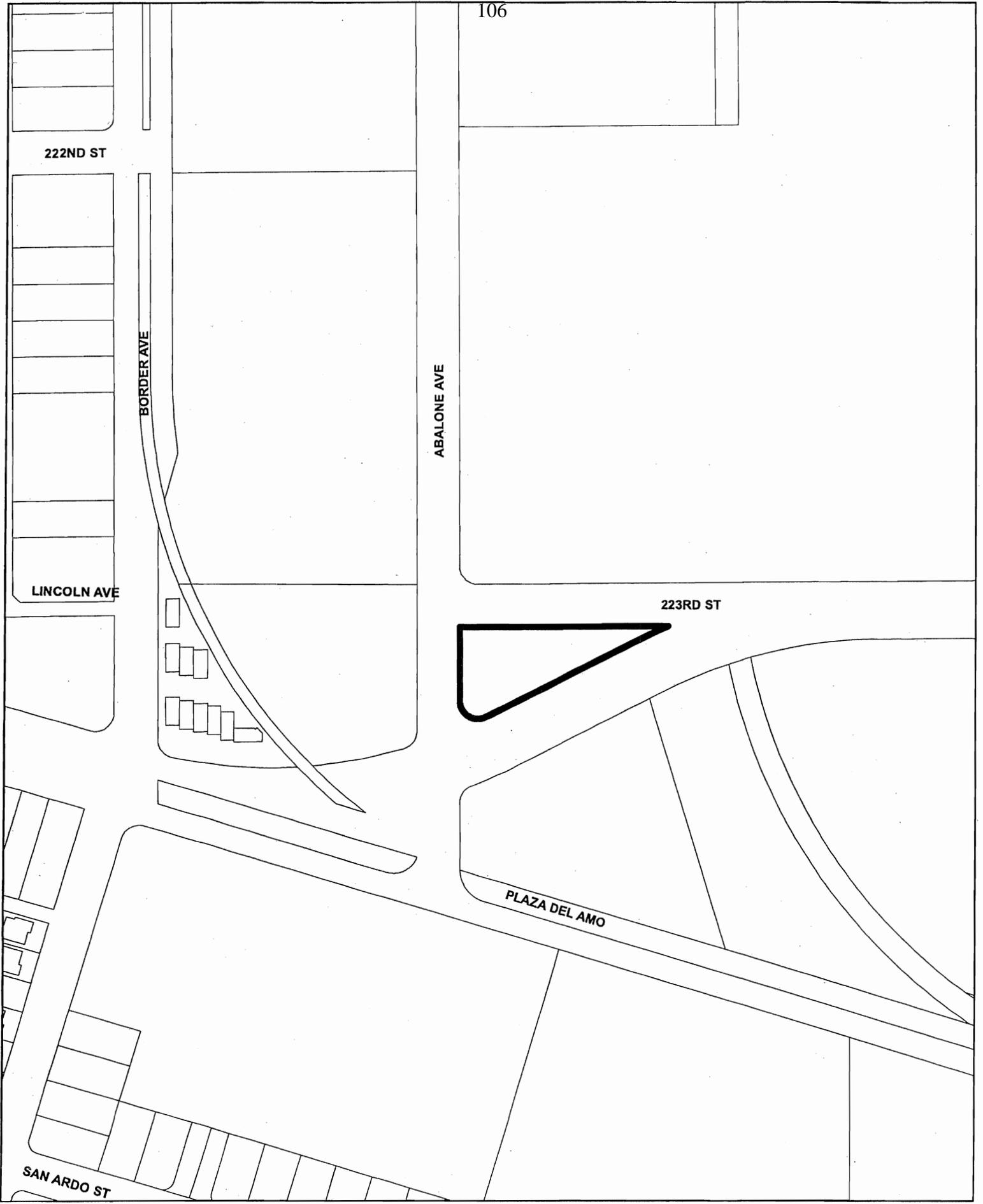
Respectfully submitted,



Ted Semaan, Manager
Redevelopment & General Plan Division

Attachment:

- 1) Map Exhibits



106

222ND ST

BORDER AVE

ABALONE AVE

LINCOLN AVE

223RD ST

PLAZA DEL AMO

SAN ARDO ST

T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

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

7357-029-903



Jeffrey W. Gibson
Community Development Department



PRIVATE DRIVEWAY

TORRANCE BLVD

212TH ST

213TH ST

CABRILLO AVE

MARCELINA AVE

SARTORI AVE

BORDER AVE

BOW AVE

214TH ST

ABALONE AVE

MULLIN AVE



PRIVATE DRIVEWAY

ENGRACIA AVE

VAN NESS AVE

TORRANCE BLVD

212TH ST

CABRILLO AVE

POST AVE

BORDER AVE

SARTORI AVE

213TH ST

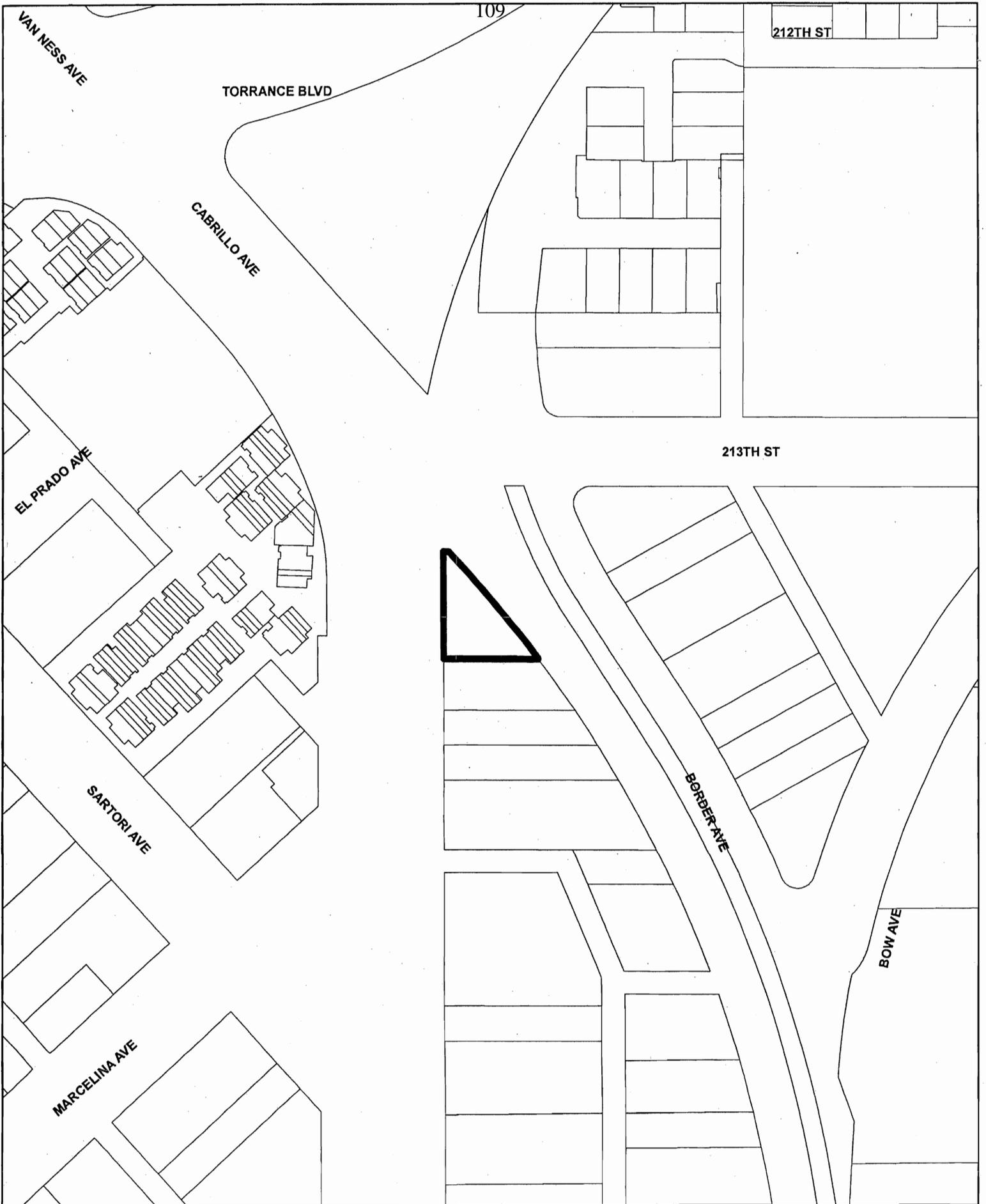
EL PRADO AVE

MARCELINA AVE

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

7355-027-914
7355-027-915





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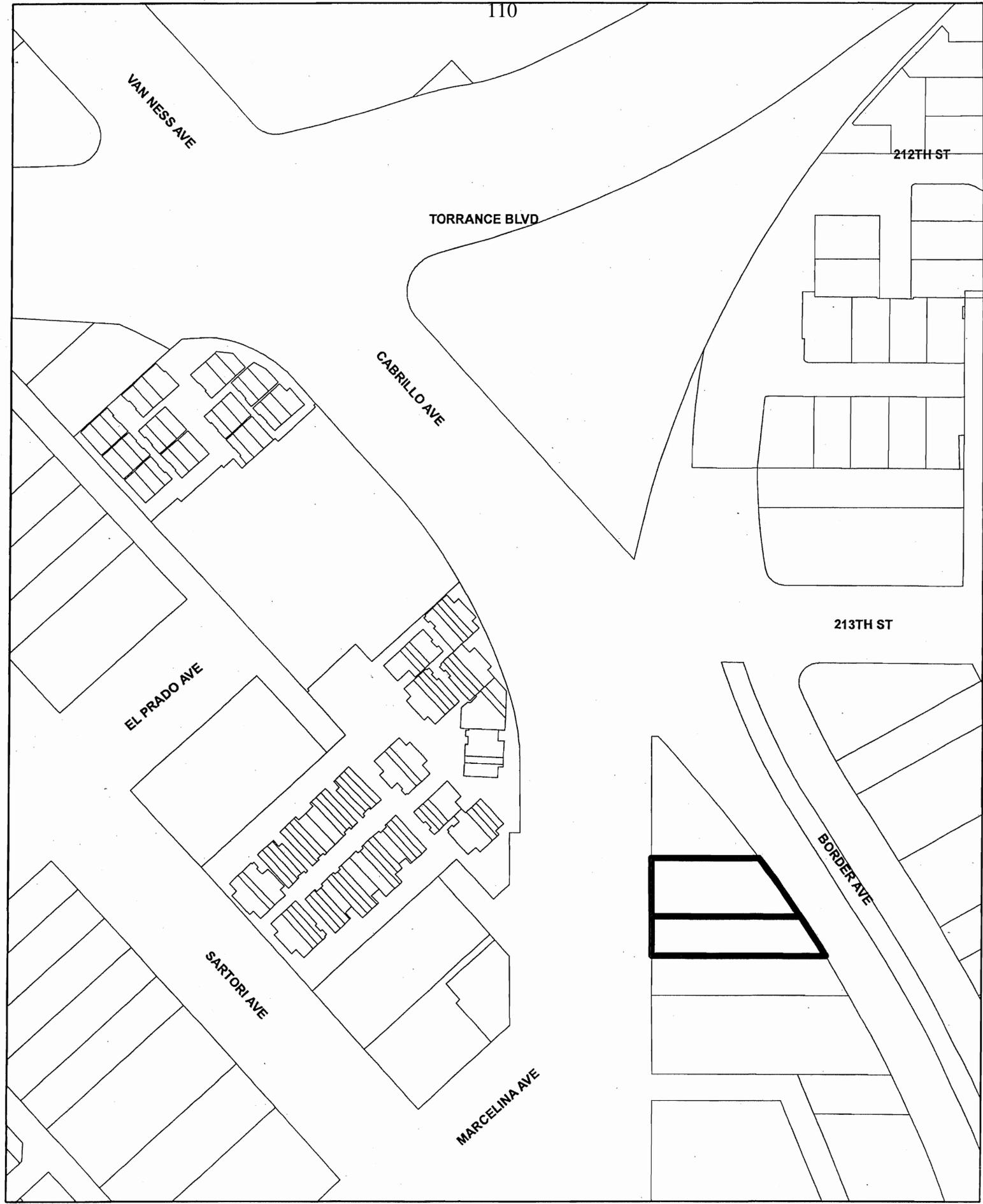
Lines and photos are approximate, not to be used for establishing absolute or relative positions

7355-029-900



Jeffrey W. Gibson
Community Development Department





110

VAN NESS AVE

TORRANCE BLVD

CABRILLO AVE

212TH ST

EL PRADO AVE

213TH ST

SARTORI AVE

BORDER AVE

MARCELINA AVE

T:\Mal\GIS\2011\Inventory of Redevelopment Properties.mxd

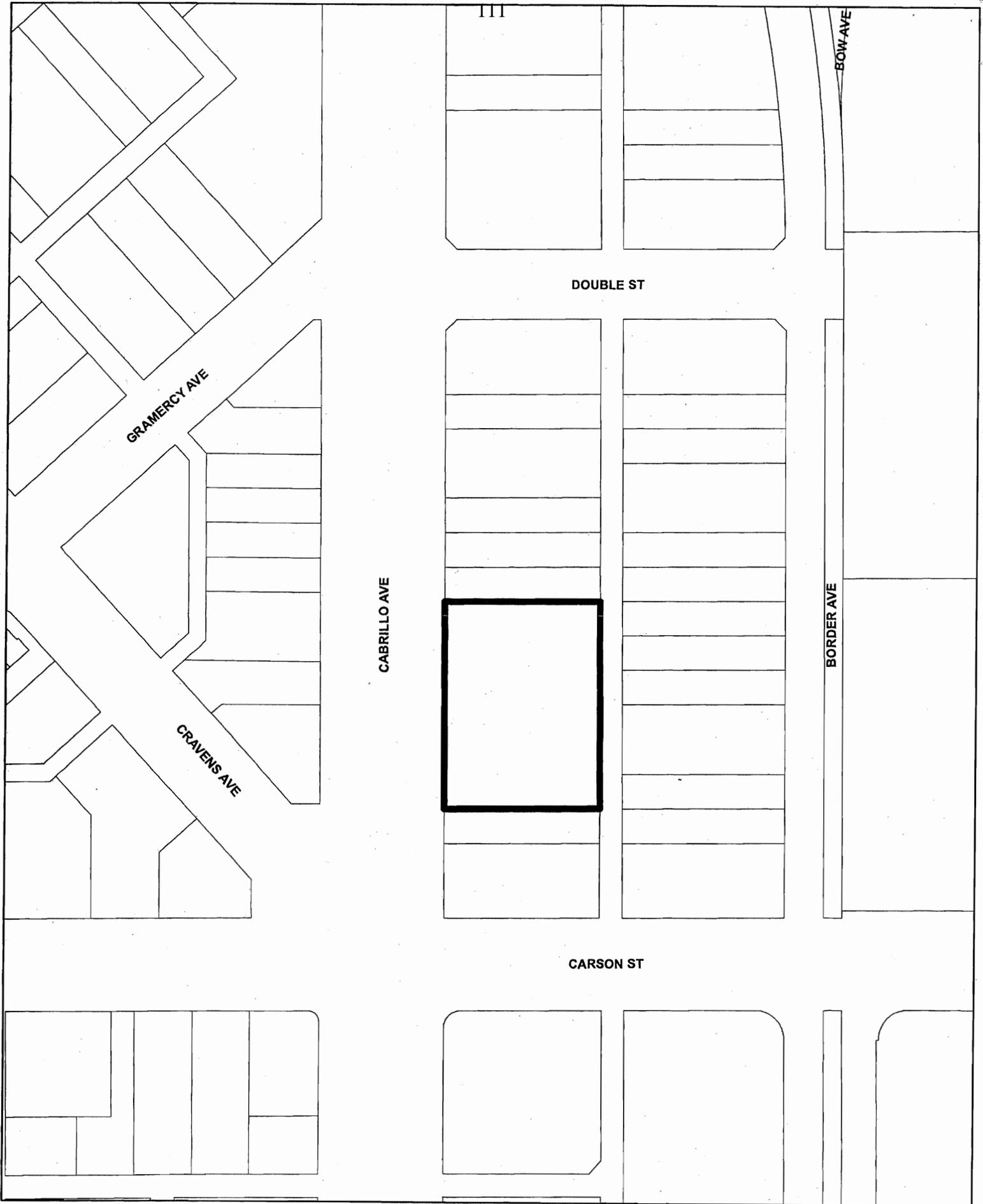
Lines and photos are approximate, not to be used for establishing absolute or relative positions



7355-029-901
7355-029-902



Jeffery W. Gibson
Community Development Department



111

GRAMERCY AVE

CRAVENS AVE

CABRILLO AVE

DOUBLE ST

BOW AVE

BORDER AVE

CARSON ST

T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

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

7355-030-901



ENGRACIA AVE

VAN NESS AVE

TORRANCE BLVD

CABRILLO AVE

BORDER AVE

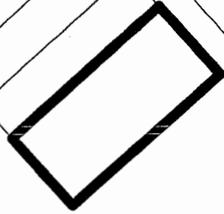
POST AVE

SARTORI AVE

213TH ST

EL PRADO AVE

MARCELINA AVE



VAN NESS AVE

TORRANCE BLVD

ENGRACIA AVE

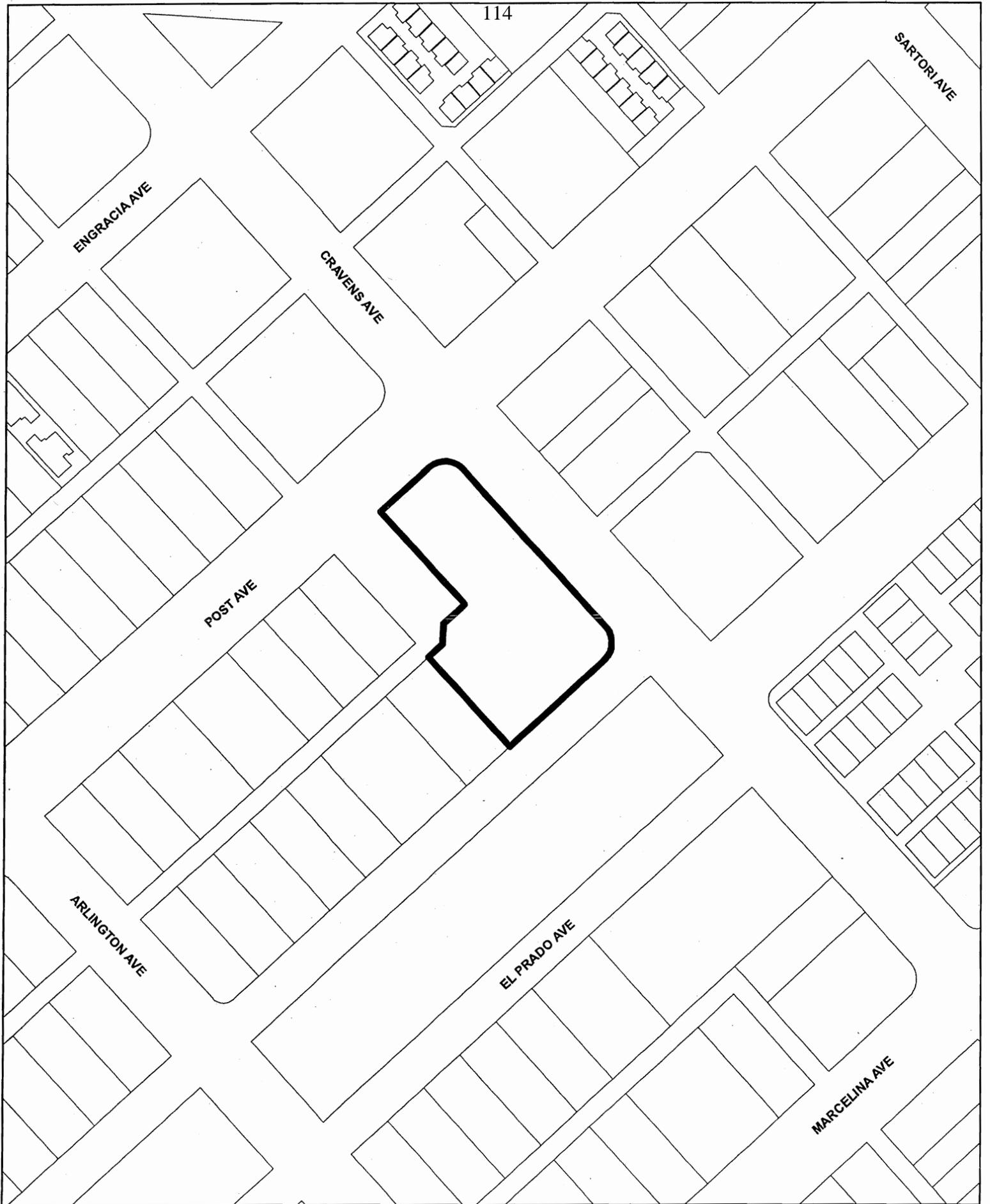
CRAVENS AVE

POST AVE

SARTORI AVE

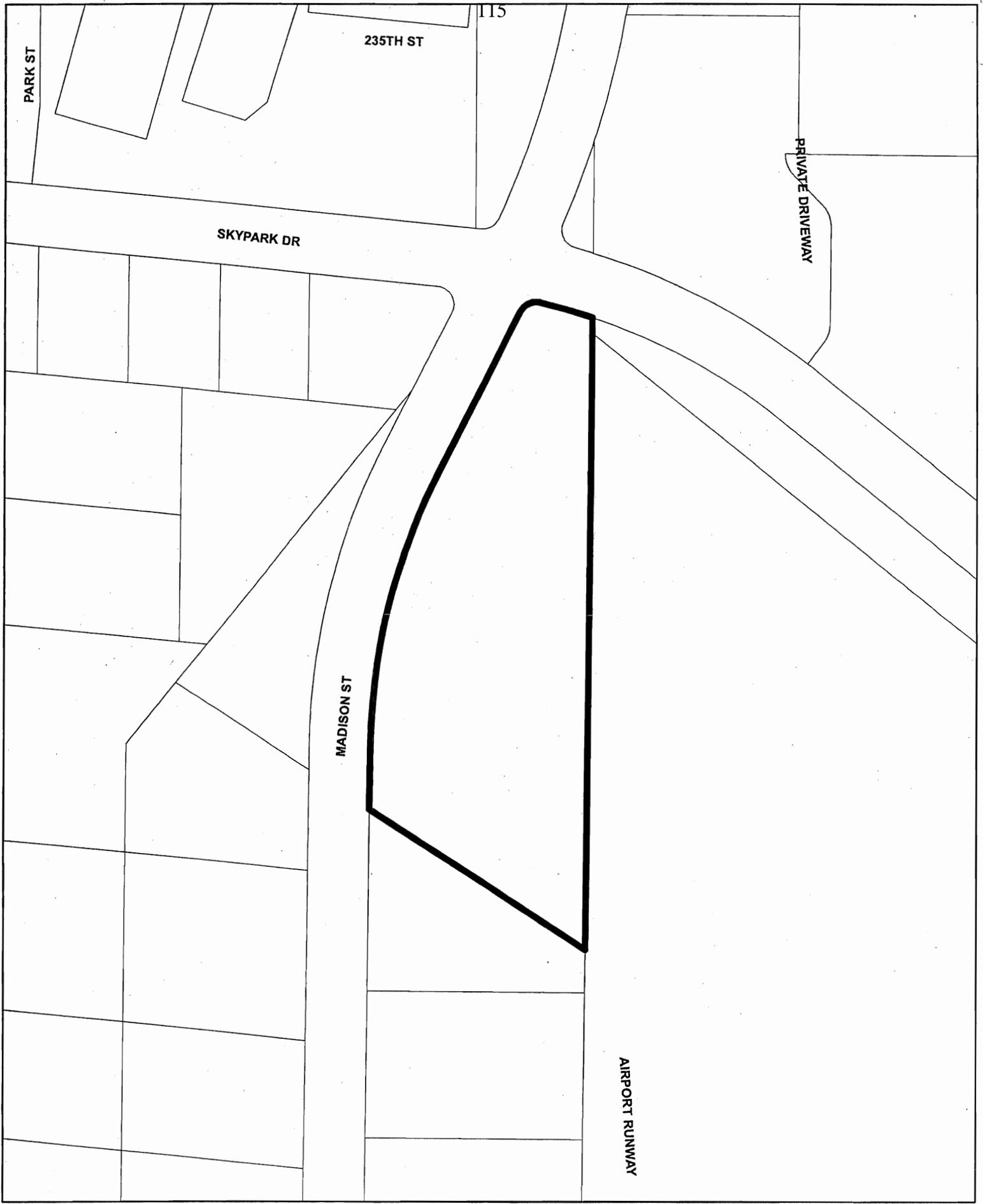
EL PRADO AVE





7355-022-033





115

235TH ST

PARK ST

SKYPARK DR

PRIVATE DRIVEWAY

MADISON ST

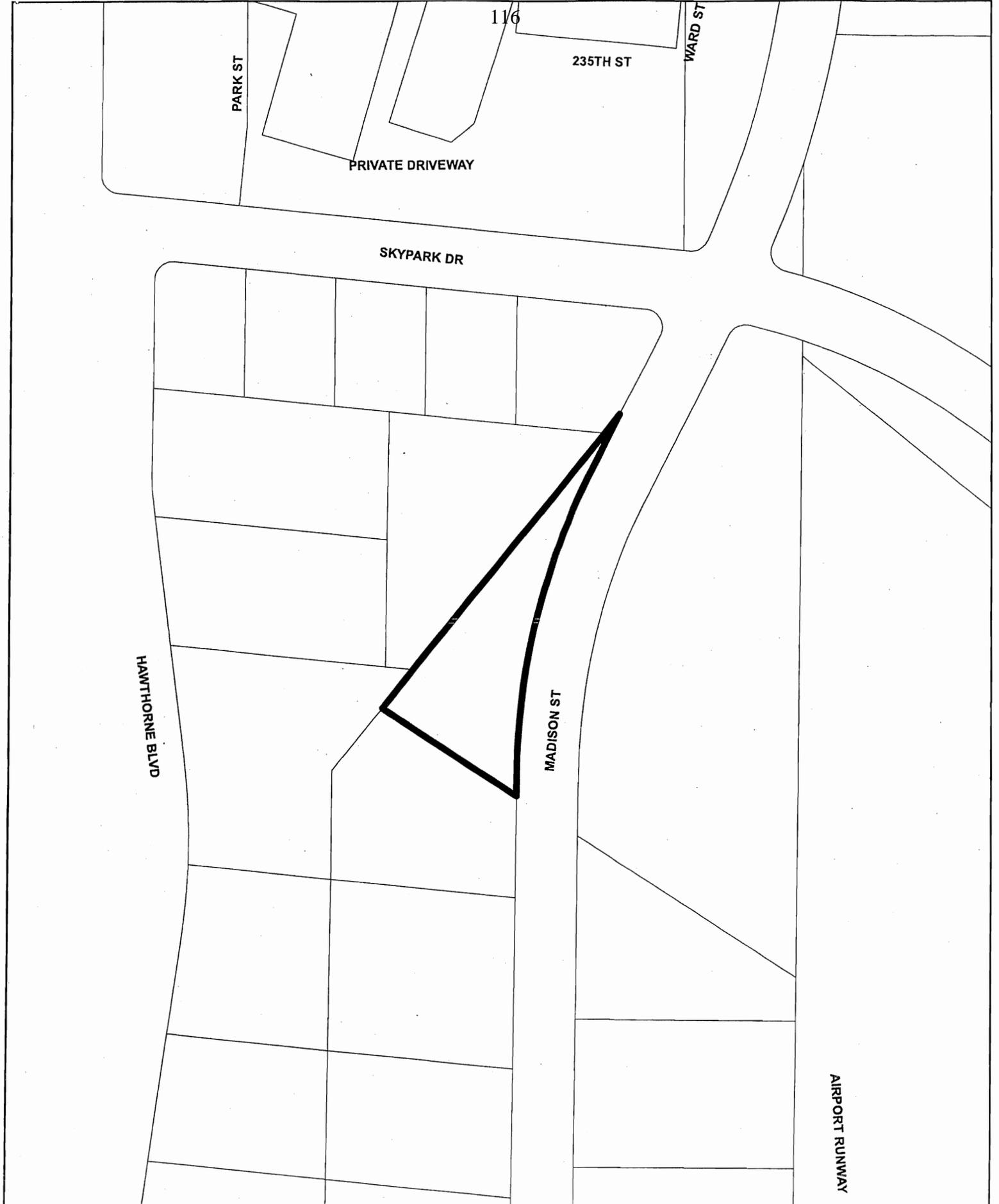
AIRPORT RUNWAY

T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

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

7377-010-900



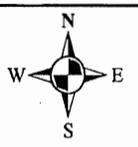


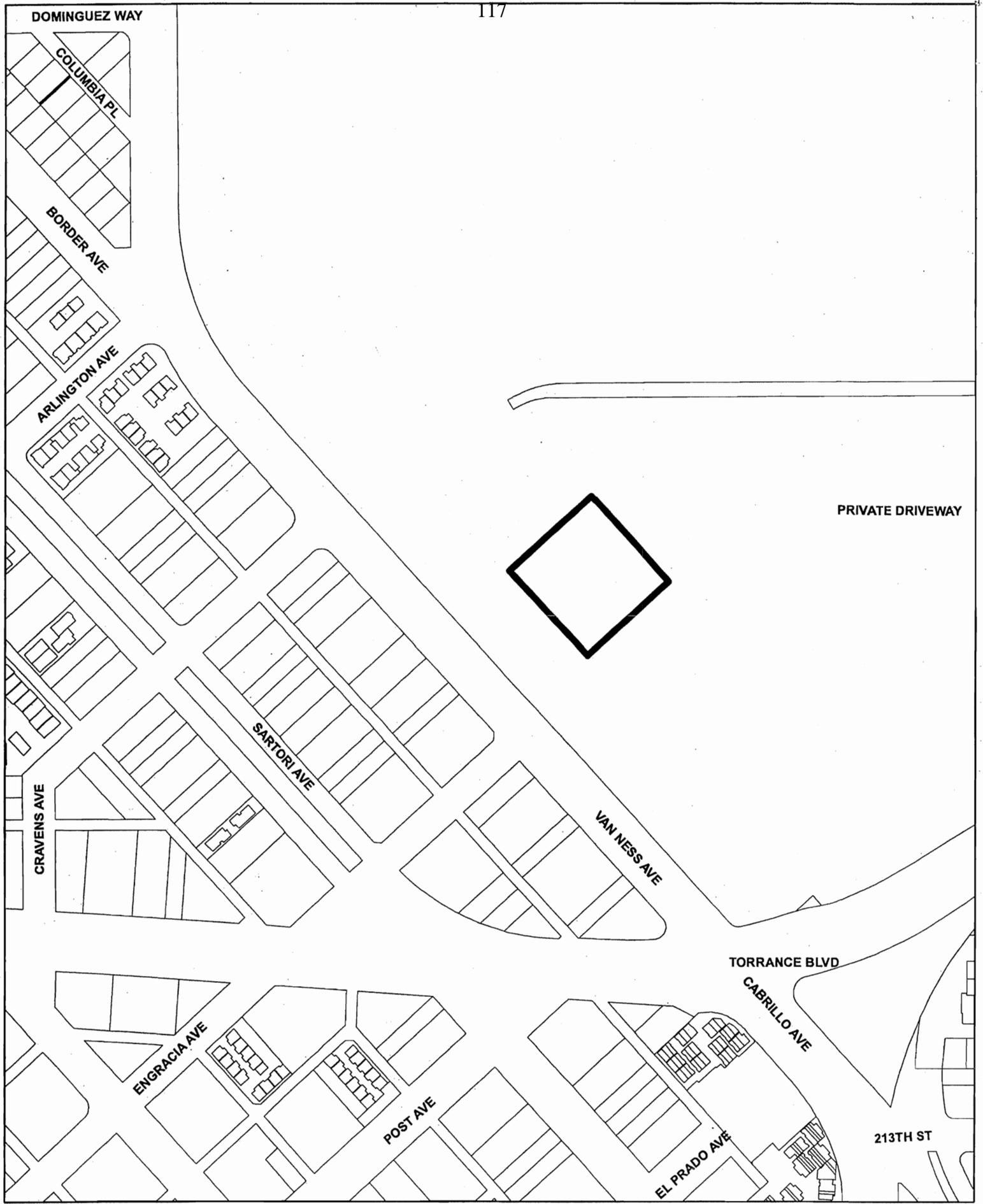
T:\Map\GIS\2011\Inventory of Redevelopment Properties.mxd

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



7378-011-943





PRIVATE DRIVEWAY

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

7352-022-900



118

CATHANN ST

DEL AMO CIR

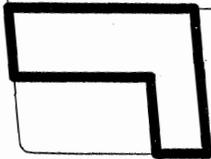
SEPULVEDA BLVD

KENT AVE

OCEAN AVE

HANTHORNE BLVD
PRIVATE DRIVEWAY

225TH ST



226TH ST

227TH ST

MERIT PL

JASON CIR

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



119

CATHANN ST

DEL AMO CIR

SEPULVEDA BLVD

KENT AVE

OCEAN AVE

HAWTHORNE BLVD
PRIVATE DRIVEWAY

225TH ST

226TH ST

227TH ST

MERIT PL

JASON CIR

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



7368-001-032



ATTACHMENT F

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]
[APN 7368-001-031]

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.

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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 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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(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”

Attest:

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

Sue Herbers
City Clerk

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 Two of Parcel Map 14767 as recorded in Parcel Map Book 155, at pages 54 and 55, in the office of the County Recorder for Los Angeles County, State of California.

CERTIFICATE OF ACCEPTANCE

CITY OF TORRANCE

THIS IS TO CERTIFY that the interest in real property and other interests conveyed by the foregoing Quitclaim Deed executed on March __, 2011, from the Redevelopment Agency of the City of Torrance, a public body, corporate and politic ("Grantor"), to the City of Torrance, a California municipal corporation ("Grantee"), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to authority conferred upon the undersigned officer by the City Charter of the City of Torrance and the Grantee consents to recordation thereof by its duly authorized officer.

Date: _____, 2011

ATTEST:

CITY OF TORRANCE, a California
municipal corporation

Sue Herbers
City Clerk

By: Frank Scotto
Its: Mayor

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)

ATTACHMENT G

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]
[APN 7368-001-032]

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.”

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”

Attest:

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

Sue Herbers
City Clerk

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 Three of Parcel Map 14767 as recorded in Parcel Map Book 155, at pages 54 and 55, in the office of the County Recorder for Los Angeles County, State of California.

CERTIFICATE OF ACCEPTANCE

CITY OF TORRANCE

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Date: _____, 2011

ATTEST:

CITY OF TORRANCE, a California
municipal corporation

Sue Herbers
City Clerk

By: Frank Scotto
Its: Mayor

State of California)
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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
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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)