



Date: December 17, 2024

To: Honorable Mayor and Members of the City Council

From: Michelle Ramirez, Community Development Director

By: Anthony Maatubang, Associate Engineer | AMaatubang@TorranceCA.Gov

Subject: Community Development – Approve Easement Quitclaim Deed Between City of Torrance and Torrance Unified School District. Expenditure: None.

RECOMMENDATION

Recommendation of the Community Development Director that City Council approve an easement quitclaim deed between City of Torrance (City) and Torrance Unified School District (TUSD), thereby relinquishing the City's water easements within the Hamilton Adult Education Center to the TUSD. The easement transfer will facilitate unrestricted site use for TUSD's future development plans and align with shared goals to enhance school resources and infrastructure.

FUNDING

None required.

DISCUSSION

The Moneta Water Company and Ocean View Development Corporation, Inc. transferred the rights, title, and interest of a water distribution system including water mains, hydrants, valves, meters, fittings, services, and other appurtenances to the City through a recorded quitclaim deed in 1967 (see attachment). This transfer established City water easements, including several within the TUSD-owned property located at 2606 W 182nd Street (APN: 4095-019-900), enabling the City to maintain necessary access and control over its existing water infrastructure. The said property is where Hamilton Adult Education Center is situated.

Recently, the TUSD requested that the City relinquish all City water easements within the Hamilton Adult Education Center lot. The proposed quitclaim of the existing easements to TUSD would eliminate the encumbrance, granting TUSD unrestricted use of the property for future development aligned with school operations and community benefits. The water facilities within the Hamilton Adult Education Center will consequently be maintained by the TUSD.

ATTACHMENTS

1. Proposed Easement Quitclaim Deed to TUSD
2. 1967 Quitclaim Deed to City of Torrance
3. Property Legal Description (APN: 4095-019-900)

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Atkinson, Andelson, Loya, Ruud & Romo
12800 Center Court Drive, Suite 300
Cerritos, California 90703
Attn: Constance J. Schwindt, Esq.

MAIL TAX STATEMENTS TO:

Torrance Unified School District.
Attn: Chief Business Officer
2335 Plaza Del Amo
Torrance, CA 90501
APN: 4095-019-900

(Space Above For Recorder's Use)

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ 0.00

This conveyance is exempt from the payment of a documentary transfer tax pursuant to Revenue and Taxation Code Section 11922.

EASEMENT QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF TORRANCE** does hereby remise, release and forever quitclaim unto the **TORRANCE UNIFIED SCHOOL DISTRICT** a specific portion of that certain easement conveyed in the Quitclaim Deed recorded in instrument number BKD3765PG908 on September 13, 1967 in the Official Records of the Los Angeles County, attached hereto as EXHIBIT "A" which is attached hereto and incorporated herein by reference, as it pertains to Assessor's Parcel Number 4095-019-900, being further described in Exhibit B attached hereto. The quitclaim set forth herein shall only apply to the specific easement described in Exhibit A and does not effect or change the rights to the underlying water distribution system.

Grantee:

TORRANCE UNIFIED SCHOOL DISTRICT
a public school system created and
authorized by the California Constitution

By: _____
(Name)
Its: (Title)

By: _____
(Name)
Its: (Title)

Grantor:

CITY OF TORRANCE,
a municipal corporation

ATTEST:

George K. Chen
Mayor

Rebecca Poirier, MMC
City Clerk

APPROVED AS TO FORM:
PATRICK Q. SULLIVAN
City Attorney

By: _____
Tatia Y. Strader
Assistant City Attorney

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____, 20__ before me, _____ (here insert name and title of the officer), Notary Public, 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 of Notary Public

NAME

CITY OF TORRANCE

STREET

CITY HALL
3031 TORRANCE BOULEVARD
TELEPHONE FAIRFAX 8-5510

BK D3765 PG 908

QUITCLAIM DEED

FREE 6 R

In consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is herewith acknowledged, MONETA WATER COMPANY, a California corporation, and OCEAN VIEW DEVELOPMENT CORPORATION, INC., a California corporation, and each of them, do hereby remise, release and forever quitclaim to the CITY OF TORRANCE, a municipal corporation of the State of California, all of their right, title and interest in and to the following described property situated in the County of Los Angeles, State of California:

✓ (a) All water mains of various sizes, together with the hydrants, valves, meters, fittings, services and other appurtenances comprising a water distribution system installed or owned by Acquisition and Improvement District No. 124 of Los Angeles County and located in the area generally bounded by Crenshaw Boulevard on the West, Vermont Avenue on the East, 190th Street on the South and Artesia Boulevard on the North, including but not limited to the mains, hydrants, valves fittings, and other appurtenances located in or under the following streets and alleys:

178th Street

179th Street

180th Street

Corwin Street

182nd Street

186th Street

Western Avenue

Alley between Manhattan Place and Western Avenue

Alley between Western Avenue and Hobart Boulevard

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
49 Min. 9 AM SEP 13 1967
RAY E. LEE, County Recorder

ORIGINAL

BK D3765PG 909

Alley between Hobart Boulevard and Harvard Boulevard

Alley between Harvard Boulevard and Lasalle Avenue

Alley between Lasalle Avenue and Denker Avenue

Evelyn Avenue

Normandie Avenue

(b) Any and all rights of ways, easements, interests, rights, franchises and rights pertaining to the same as used or useful in supplying water to the inhabitants and consumers of water in said area.

DATED: Aug. 25, 1967.

MONETA WATER COMPANY, a
California corporation

By

N W Grimes, Pres.

(Seal)

By

Robert W Grimes, Sec.

DATED: August 25, 1967, 1967.

OCEAN VIEW DEVELOPMENT
CORPORATION, INC., a
California corporation

By

N W Grimes, Pres.

(Seal)

By

Robert W Grimes, Sec.

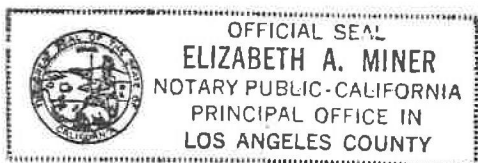
3.

BK D3765 PG 911

STATE OF CALIFORNIA)
) ss
 COUNTY OF LOS ANGELES)

On August 25, 1967, before me, the undersigned,
 a Notary Public in and for said County and State, personally
 appeared H. W. Grimes, known to me to be the
President of OCEAN VIEW DEVELOPMENT CORPORATION,
 INC., the corporation that executed the within instrument, known
 to me to be the person who executed the within instrument on
 behalf of the corporation therein named, and acknowledged to me
 that such corporation executed the same pursuant to its By-Laws
 or a Resolution of its Board of Directors.

WITNESS my hand and official seal.



Elizabeth A. Miner
 Notary Public in and for said
 County and State

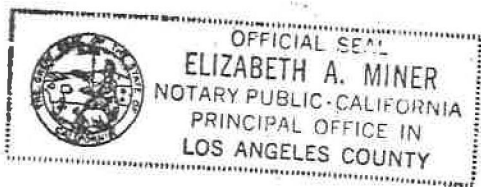
ELIZABETH A. MINER

My Commission Expires Aug. 29, 1969

STATE OF CALIFORNIA)
) ss
 COUNTY OF LOS ANGELES)

On August 25, 1967, before me, the undersigned,
 a Notary Public in and for said County and State, personally
 appeared Robert W. Grimes, known to me to be the
Secretary of OCEAN VIEW DEVELOPMENT CORPORATION, INC.,
 the corporation that executed the within instrument, known to me
 to be the person who executed the within instrument on behalf of
 the corporation therein named, and acknowledged to me that such
 corporation executed the same pursuant to its By-Laws or a
 Resolution of its Board of Directors.

WITNESS my hand and official seal.



Elizabeth A. Miner
 Notary Public in and for said
 County and State

ELIZABETH A. MINER

My Commission Expires Aug. 29, 1969

I hereby certify that the following resolution is a true copy of the resolution adopted by the Board of Directors of Ocean View Development Corporation, Inc. at a special meeting held on the 14th day of August 1967.



Robert W. Grimes
 ROBERT W. GRIMES, secretary
 Ocean View Development Corporation, Inc.

Date *August 14, 1967.*

WHEREAS Ocean View Development Corporation, Inc. acquired the assets of the Moneta Water Company, and

WHEREAS Ocean View Development Corporation is authorized to sign documents and to perform any and all activities in connection with the winding up of the Moneta Water Company, it is therefore

RESOLVED, that the president and the secretary are hereby authorized and directed for and on behalf of this corporation to execute and deliver a Quit Claim Deed to the City of Torrance concerning a water distribution system in the area generally bounded by Crenshaw Boulevard on the West, Vermont Avenue on the East, 190th Street on the South and Artesia Boulevard on the North.

2034

D-2680

BK D3765PG 913

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by
the deed or grant dated August 25, 1967 from
Moneta Water Company and Ocean View Development Corporation Inc

to the CITY OF TORRANCE, a municipal corporation, is hereby accepted
by order of Resolution No. 3417 adopted by the City Council of the
City of Torrance on February 18, 1958, and duly recorded on the 26th
day of February, 1958, in Book 56502, Page 139, Official Records, in
the office of the County Recorder of Los Angeles County, and that the
Grantee consents to the recordation thereof by its duly authorized
officer.

CITY OF TORRANCE

By Vernon W. Coil
VERNON W. COIL, City ClerkDATED: Sept 12, 1967

(Section 27281 of Government Code; as amended)

PURPOSE: Water System

2034

CC-26

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TORRANCE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE WEST 2 ACRES (MEASURED TO THE CENTER OF THE STREET) OF THE NORTHWEST ONE-QUARTER OF LOT 56 OF THE MCDONALD TRUST, RANCHO SAN PEDRO, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 15 PAGES 21](#) AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THE WEST HALF OF THE EAST 5 ACRES OF THE WEST 7 ACRES OF THE NORTHWEST QUARTER OF LOT 56 OF MCDONALD TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 15 PAGES 21](#) AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C:

THE WEST HALF OF THE EAST HALF OF THE EAST 5 ACRES OF THE WEST 7 ACRES OF THE NORTHWEST QUARTER OF LOT 56 OF THE MCDONALD TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 15 PAGES 21](#) AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, AND GAS AND OTHER HYDROCARBONS EXISTING IN SAID PROPERTY BELOW THE LEVEL OF 500 FEET BENEATH THE SURFACE OF SAID LAND AND RESERVING TO NORMAN J. SHEFFIELD AND GENEVA M. SHEFFIELD THE RIGHT TO EXTRACT SAID OIL, GAS AND OTHER HYDROCARBONS BY SLANT DRILLING FROM LOCATIONS OUTSIDE THE SURFACE OF SAID PROPERTY, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY FOR THE PURPOSE OF REMOVING SAID OIL, GAS AND OTHER HYDROCARBONS, AS SET FORTH IN FINAL DECREE OF CONDEMNATION, A CERTIFIED COPY THEREOF BEING RECORDED JANUARY 21, 1958 IN [BOOK 5615, PAGE 440](#), OFFICIAL RECORDS.

PARCEL D:

THE EAST HALF OF THE EAST HALF OF EAST 5 ACRES OF THE WEST 7 ACRES OF THE NORTHWEST QUARTER OF LOT 56 OF THE MCDONALD TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 15, PAGES 21](#) AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 4095-019-900](#)