

7634644- R. Nicholas
Recording Requested BY;

City of Hermosa Beach

When Recorded Mail To:

City of Hermosa Beach
Civic Center
Hermosa Beach, California 90254

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
47 MIN. PAST 4 P.M. MAR 6 1978
Recorder's Office

FREE R

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
DOCUMENTARY TRANSFER TAX \$ None
SIGNED - PARTY OR AGENT Title Insurance and Trust Company
FIRM NAME
As instructed by Bank of America

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the HERMOSA BEACH CITY SCHOOL DISTRICT of Los Angeles, Grantor, hereby GRANTS , to the City of Hermosa Beach, a municipal corporation, Grantee, or its successor in interest, the following described real property in the City of Hermosa Beach, County of Los Angeles, State of California:

LEGAL DESCRIPTION ATTACHES HERETO, AS EXHIBIT A:

THE GRANT OF SAID PROPERTY IS SUBJECT TO THE FOLLOWING CONDITION AND SUBJECT TO AN AGREEMENT FOR SALE AND PURCHASE ENTERED INTO BY THE GRANTOR AND THE GRANTEE IN CONNECTION WITH THE SALE OF THE SUBJECT PROPERTY:

If the City of Hermosa Beach, a municipal corporation, or its successor in interest, shall ever trade, sell, exchange or otherwise divest the city of title or rezone the property described in this Deed, the Hermosa Beach City School District of Los Angeles, or its successor in interest, shall have the right to terminate the Grantee's interest herein through a legal proceeding filed in the Superior Court of the County of Los Angeles, State of California.

THIS CONVEYANCE IS MADE AND ACCEPTED UPON THE FOLLOWING EXPRESSED CONDITION, RESTRICTION AND COVENANT WHICH SHALL APPLY TO AND BIND THE LESSERS, GRANTEES, SUCCESSORS AND ASSIGNS OF THE PARTIES:

The property granted herein shall not be used for any purpose other than for park, recreational, open space, educational or other community purposes.

dated: February 28, 1978

Hermosa Beach City School District
of Los Angeles County

Andrew M. Joyce
Andrew M. Joyce

Andrew M. Joyce-District Superintendent



MAIL TAX STATEMENT TO RETURN ADDRESS LISTED ABOVE

EXHIBIT A attached hereto and made a part of that certain Grant Deed dated February 28, 1978 executed by the Hermosa Beach City School District in favor of the City of Hermosa Beach

DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOT 1, BLOCK 78, OF THE SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1: THENCE EASTERLY ALONG THE NORTHERLY LINE THEREOF, 152.97 FEET, MORE OR LESS, TO A POINT WHICH IS WESTERLY THEREON, 109.78 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 1: THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, 148.66 FEET TO A POINT IN THE SOUTHERLY LINE THEREOF; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 154.44 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF, 148.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1, BLOCK 78 OF THE SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY LINE THEREOF, 109.78 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, 148.66 FEET TO A POINT IN THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 109.78 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY LINE THEREOF, 148.66 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 1 TO 20 INCLUSIVE IN BLOCK 79 OF THE SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT CERTAIN VACATED ALLEY, 15 FEET WIDE, AS SHOWN ON THE MAP OF SAID BLOCK 79.

PARCEL 4:

THE WESTERLY 88 FEET OF LOT 38 IN BLOCK 78 OF SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

ALL THAT PORTION OF ELEVENTH PLACE, VACATED, LYING BETWEEN THE NORTHERLY PROLONGATIONS OF THE WESTERLY AND EASTERLY LINES OF LOT 1 BLOCK 78 OF THE SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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