

7634644-R. Nichols

Recording Requested BY;

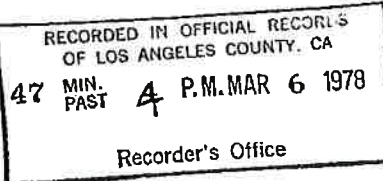
City of Hermosa Beach

When Recorded Mail To:

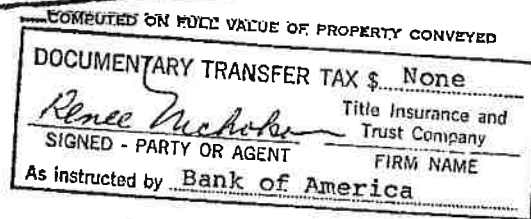
City of Hermosa Beach

Civic Center

Hermosa Beach, California 90254



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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 LESSEES, 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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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On this 28th day of February in the year 1978

before me, the undersigned, a Notary Public, personally appeared, Andrew M. Joyce known to me to be District Superintendent of Hermosa Beach City School District of Los Angeles County, and, known to me to be the person who executed the within instrument on behalf of said Hermosa Beach City School District of Los Angeles County, and acknowledged to me that such Hermosa Beach City School District of Los Angeles County, executed the same.

Witness my hand and official Seal

June Houston



78- 241040