



CITY OF CUDAHY CALIFORNIA

Incorporated November 10, 1960

5220 Santa Ana Street
Cudahy, California 90201-6024
(323)773-5143
Fax: (323) 771-2072

NOTICE OF ADJOURNMENT OF REGULAR CITY COUNCIL MEETING

NOTICE IS HEREBY GIVEN that, pursuant to Government Code Section 54955, the Regular Meeting of the Cudahy City Council and Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission, originally scheduled for Tuesday, November 3, 2020, at 6:30 p.m. has been adjourned to the following Adjourned Regular Meeting date and time as follows:

Wednesday, November 4, 2020, at 7:00 p.m.

PLEASE BE ADVISED THAT all agenda items originally scheduled to be considered at the Regular Meeting originally scheduled for Tuesday, November 3, 2020, will be taken up and considered at the Adjourned Regular Meeting date of **Wednesday, November 4, 2020, at 7:00 p.m.**, which shall constitute a regular meeting for all purposes in accordance with state law.

Pursuant to the State of California Executive Order No. 29-20, the Adjourned Regular Meeting will be conducted telephonically and electronically via Zoom under the same Teleconference phone number, meeting ID, and/or password provided on the City Council's Agenda of November 3, 2020.

Teleconference Phone Number:

1 (253) 215-8782

Meeting ID: 455 106 5220

<https://us02web.zoom.us/j/4551065220>

A blue ink signature of Richard Iglesias, written over a horizontal line.

Richard Iglesias
Assistant City Clerk

Signed and Posted: November 3, 2020 at 6:55 p.m.

Elizabeth Alcantar, Mayor
Jose R. Gonzalez, Vice Mayor
Chris Garcia, Council Member
Jack M. Guerrero, Council Member
Blanca Lozoya, Council Member



REMOTE TELECONFERENCE AND ELECTRONICALLY

This meeting will be conducted telephonically and electronically pursuant to the State of California Executive Order No. 29-20.

Teleconference Phone Number:

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AGENDA

**A REGULAR MEETING
OF THE CUDAHY CITY COUNCIL
and JOINT MEETING of the
CITY OF CUDAHY AS SUCCESSOR AGENCY and HOUSING SUCCESSOR AGENCY
TO THE CUDAHY DEVELOPMENT COMMISSION
Tuesday, November 3, 2020 – 6:30 P.M.**

Written materials distributed to the City Council within 72 hours of the City Council meeting shall be available for public inspection at www.cityofcudahy.com

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (323) 773-5143 at least 72 hours in advance of the meeting.

Rules of Decorum

Under the Government Code, the City Council may regulate disruptive behavior that impedes the City Council Meeting.

Disruptive conduct may include, but is not limited to:

- Screaming or yelling during another audience member's public comments period;
- Profane language directed at individuals in the meeting room;
- Throwing objects at other individuals in the meeting room;
- Verbal altercations with other individuals in the meeting room; and
- Going beyond the allotted three-minute public comment period granted.

When a person's or group's conduct disrupts the meeting, the Mayor or presiding officer will request that the person or group stop the disruptive behavior, and WARN the person or group that they will be asked to leave the meeting room if the behavior continues.

If the person or group refuses to stop the disruptive behavior, the Mayor or presiding officer may order the person or group to leave the meeting room, and may request that those persons be escorted from the meeting room. Any person who, without authority of law, willfully disturbs or breaks up a City Council meeting is guilty of a misdemeanor. (Pen. Code, § 403.)

1. CALL TO ORDER

2. ROLL CALL

Council / Agency Member Garcia
Council / Agency Member Guerrero
Council / Agency Member Lozoya
Vice Mayor / Vice Chair Gonzalez
Mayor / Chair Alcantar

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS - NONE

5. CLOSED SESSION PUBLIC COMMENTS

(Each member of the public may provide a public comment telephonically or electronically if he or she wishes to address the City Council on closed session matters. During this time, members of the public are permitted to speak for three (3) minutes concerning only items on closed session.)

RECESS TO CLOSED SESSION

At this time, City Council will meet in closed session to go over items of business on the closed session agenda. Closed session discussion will end at 7:30 p.m. At that time, City Council will have the option to continue discussing closed session items after deliberating on all agenda items or continue the discussion to the next regular meeting. Once closed session is complete and the City Council returns from closed session into open session, members of the public may then rejoin the proceedings.

6. CLOSED SESSION

DELIBERATING AS CUDAHY CITY COUNCIL AND CUDAHY SUCCESSOR AGENCY

A. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:
Site No. 1 Elizabeth Street Residential
Property 5256 Elizabeth Street APN: 6224-001-014
5260 Elizabeth Street APN: 6224-001-015

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney
Negotiating parties: Chief Administrative

Officer Under Negotiation: Price and Terms

- B. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 2 Atlantic Avenue/Santa Ana Street Commercial

Property 4734 Santa Ana Street APN: 6224-018-008

8110 South Atlantic Avenue APN: 6224-018-071

8100 South Atlantic Avenue APN: 6224-

018-068 Santa Ana Street APN: 6224-018-

070

4720 Santa Ana Street APN: 6224-018-069

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative

Officer Under Negotiation: Price and Terms

- C. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 3 Santa Ana Street Residential

Property 4610 Santa Ana Street

APN: 6224-019-014

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Prima Development, Inc.

Under Negotiation: Price and Terms

- D. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 4 Atlantic Avenue/Cecilia Street Commercial

Property 8135 South Atlantic Avenue APN: 6224-022-001

4629 Cecilia Street APN: 6224-022-004

8201 South Atlantic Avenue APN: 6224-022-002

8221 South Atlantic Avenue APN: 6224-022-012

4633 Cecilia Street APN: 6224-022-003

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative

Officer Under Negotiation: Price and Terms

- E. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 5 Atlantic Avenue/Patata Street Commercial

Property 4819 Patata Street APN: 6224-034-014

8420 South Atlantic Avenue APN: 6224-034-032 APN: 6224-034-040

Patata Street APN: 6224-034-041

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City

Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative

Officer Under Negotiation: Price and Terms

- F. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 6 Atlantic Avenue/Clara Street Commercial

Property 4613 Clara Street APN: 6226-022-002

7660 South Atlantic Avenue APN: 6226-022-008

7630 South Atlantic Avenue APN: 6226-022-019 APN: 6226-022-020

7638 South Atlantic Avenue APN: 6226-022-023

7644 South Atlantic Avenue APN: 6226-022-022

No address APN: 6226-022-021 APN: 6226-022-024

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City

Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative

Officer Under Negotiation: Price and Terms

- G. Closed Session Pursuant to Government Code Section 54956.9(d)(2) – Conference with Legal Counsel to Discuss Matter Involving Potential Litigation – One Matter

RECONVENE TO OPEN SESSION

7. CLOSED SESSION ANNOUNCEMENT

8. PUBLIC COMMENTS

(Each member of the public may provide a public comment telephonically or electronically if he or she wishes to address the City Council. Members of the public are permitted to speak for three (3) minutes concerning items under the City Council's jurisdiction, including items on the council agenda.)

(Any person who, without authority of law, willfully disturbs or breaks up a City Council meeting is guilty of a misdemeanor. (Pen. Code, § 403).)

9. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS (Each Council Member is limited to three minutes.)

(This is the time for the City Council / Agency to comment on any topics related to "City Business," including announcements, reflections on city / regional events, response to public comments,

suggested discussion topics for future council meetings, general concerns about particular city matters, questions to the staff, and directives to the staff (subject to approval / consent of the City Council majority members present, regarding staff directives). Each Council / Agency Member will be allowed to speak for a period not to exceed three (3) minutes. Notwithstanding the foregoing, the City Council Members shall not use this comment period for serial discussions or debate between members on City business matters not properly agendaized. The City Attorney shall be responsible for regulating this aspect of the proceeding.)

10. CITY MANAGER REPORT (information only)

11. REPORTS REGARDING AD HOC, ADVISORY, STANDING, OR OTHER COMMITTEE MEETINGS

12. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

(Consideration to waive full text reading of all Resolutions and Ordinances by single motion made at the start of each meeting, subject to the ability of the City Council / Agency to read the full text of selected resolutions and ordinances when the item is addressed by subsequent motion.)
(COUNCIL / AGENCY)

Recommendation: Approve the Waiver of Full Reading of Resolutions and Ordinances.

13. CONSENT CALENDAR

(Items under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council / Agency Member so requests, in which event the item will be removed from the Consent Calendar and considered separately.)

- A. Consideration to Review and Approve the Draft Minutes of October 20, 2020, for the Regular Meeting of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission (*page 7*)

Presented by the Assistant City Clerk

Recommendation: The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for October 20, 2020.

14. PUBLIC HEARING - NONE

15. BUSINESS SESSION

This item is submitted for consideration by both the Cudahy City Council and the City as the

Successor Agency to the Cudahy Community Development Commission.

- A. Consideration and Approval of: (1) a Resolution of the Successor Agency to the Cudahy Community Development Commission to the City Authorizing and Approving the Conditional Transfer of Six Parcels of Land from the City of Cudahy as the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy, subject to the Approval of the First District Los Angeles County Consolidated Oversight Board and the California Department of Finance and Part 5 of Each Quitclaim Deed; and (2) a Resolution of the City Council Acknowledging the Proposed Transfer of Six Parcels of Land from the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy and the Setting the Time and Date of a Public Hearing for Prospective Acceptance of Such Parcels (*page 19*)

Presented by the City Attorney's Office

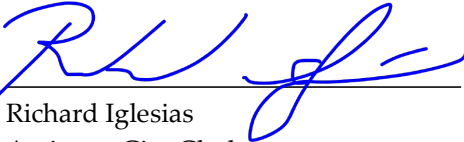
Recommendation: Staff recommends that the City Council of the City of Cudahy Consider and Approve of: (1) a Resolution of the Successor Agency to the Cudahy Community Development Commission to the City Authorizing and Approving the Conditional Transfer of Six Parcels of Land from the City of Cudahy as the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy, subject to the Approval of the First District Los Angeles County Consolidated Oversight Board and the California Department of Finance and Part 5 of Each Quitclaim Deed; and (2) a Resolution of the City Council Acknowledging the Proposed Transfer of Six Parcels of Land from the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy and the Setting the Time and Date of a Public Hearing for Prospective Acceptance of Such Parcels.

16. COUNCIL DISCUSSION - NONE

17. ADJOURNMENT

I, Richard Iglesias, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City's Website not less than 72 hours prior to the meeting. A copy of said Agenda is on file in the City Clerk's Office.

Dated this 31st day of October 2020


Richard Iglesias
Assistant City Clerk



Item Number 13A

STAFF REPORT

Date: November 3, 2020

To: Honorable Mayor/Chair and City Council/Agency Members

From: Henry Garcia, Interim City Manager/Executive Director
By: Richard Iglesias, Assistant City Clerk

Subject: **Consideration to Review and Approve the Draft Minutes of October 20, 2020, for the Regular Meeting of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission**

RECOMMENDATION

The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for October 20, 2020.

BACKGROUND / ANALYSIS

Historically

The Municipal Clerk is one of the oldest professions in government, dating back to 1272 A.D., originating in England. The record keeper then was called Remembrancer, an English official whose job was to remind the Lord Treasurer and Barons of Court, of business pending.

Years later, in the 1600s, when early colonists came to America, the office of the Clerk was one of the first offices to be established. Over the years, the City Clerk's office has become the core for local government, and the liaison to the residents of the Community. The Municipal Clerk (City Clerk) is the record keeper of a City's recorded history.

William Bennett Munro, a Canadian historian, and political scientist, who taught at Harvard University and the California Institute of Technology, stated in one of his first textbooks written: "No other office in municipal service has so many contacts. It serves the Mayor, the City Council, the City Manager (when there is one), and all administrative departments,

without exception. All of them call upon it, almost daily, for some service or information. Its work is not spectacular, but it demands versatility, alertness, accuracy, and no end of patience. The public does not realize how many loose ends of city administration this office pulls together."

Moving forward to the present time, the City Clerk's office today is generally responsible for keeping a record of City Council meetings; agreements; recordings of official documents; legal advertisements; municipal elections; commissions and committees current files; claims against the city; and other legal or official documents.

City Clerks in General Law cities are required to keep a record (minutes) of the proceedings of Council meetings (Government Code Sections 36814 and 40801). Minutes are the official record of a meeting which provides a history of the Council's decisions and actions.

CONCLUSION

City Council is requested to approve the attached City Council / Agency Draft Minutes of the proceedings of October 20, 2020 City Council meeting.

FINANCIAL IMPACT

No Financial Impact.

ATTACHMENT

- A. Draft Minutes October 20, 2020
- B. Resolution No. 16-38, approving the City Clerk's use of Summary Action Minutes as the Official Record of the City Council proceedings.

MINUTES

**CUDAHY CITY COUNCIL REGUAR MEETING and
CITY OF CUDAHY AS SUCCESSOR AGENCY and
HOUSING SUCCESSOR AGENCY TO THE CUDAHY
DEVELOPMENT COMMISSION JOINT MEETING**

October 20, 2020 6:30 P.M.

1. CALL TO ORDER

Mayor / Chair Alcantar called the meeting to order at 6:34 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Garcia (arrived at 6:39 p.m.)

Council / Agency Member Lozoya
Vice Mayor / Vice Chair Gonzalez
Mayor / Chair Alcantar

ABSENT: Council / Agency Member Guerrero

ALSO PRESENT: Interim City Manager Henry Garcia, City Attorney, Victor Ponto, Deputy City Attorney, Stephanie Arechiga, Assistant City Clerk, Richard Iglesias, Finance Director, Steven Dobrenen.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Gonzalez.

IT WAS MOTIONED BY MAYOR ALCANTAR AND SECONDED BY VICE MAYOR GONZALEZ TO MOVE CLOSED SESSION AFTER OPEN SESSION ITEMS. THE MOTION CARRIED (4-0-1) BY THE FOLLOWING ROLL CALL VOTE:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

4. PRESENTATIONS – NONE

5. CLOSED SESSION PUBLIC COMMENTS – NONE

6. CLOSED SESSION

DELIBERATING AS CUDAHY SUCCESSOR AGENCY

- A. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:
Site No. 3 Santa Ana Street Residential
Property 4610 Santa Ana Street
APN: 6224-019-014

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney
Negotiating parties: Prima Development, Inc.
Under Negotiation: Price and Terms

7. CLOSED SESSION ANNOUNCEMENT

Deputy City Attorney, Victor Ponto, announced that for items A-G, counsel was given, direction was received. No further reportable action.

8. PUBLIC COMMENTS

Tevina Quintana, asked Council to approve a moratorium against charter schools. She further asked Vice Mayor Gonzalez and Mayor Alcantar specifically to do everything in their power to create this moratorium. She further spoke against Council Member Garcia and Council Member Guerrero. She asked Council Member Guerrero to stop speaking against public schools when campaigning and warned that residents will investigate both council members in the hopes of unseating them.

Victor Frias, commented that Council Member Guerrero has been going door to door in Cudahy speaking against public schools. He further noted the scandals KIPP charter schools underwent, as well as its poor treatment of teachers. He contrasted that treatment with the way public schools treat its teachers. He argued that Council Member Guerrero should fight for local public schools. He suggested that Council Members Guerrero, Garcia, and Lozoya may be benefitting financially from KIPP's development in Cudahy. He concluded his comments by demanding an investigation on Council Member Garcia's residency in Cudahy, suggesting he has personal connections with the City's attorney as well as the district attorney.

Star Laca, spoke against Council Member Guerrero for going door to door and speaking against public schools, and speaking against residents who differ from his opinions. She further asked Council Member Guerrero if he has made any contact with Teresa Hughes Elementary in an effort to ask how he can help the school as a council member.

Susie de Santiago, asked Council to approve item 13D. She also spoke in favor of item 13E, citing the positive impact it would have on public schools. She further asked for a moratorium on any new charter schools or charter school expansions. She asked Council to focus on recreation, green spaces, and entertainment zones. She concluded her comments by asking Council to reduce street sweeping schedules from five hours per day to three hours per day.

Ayde Bravo, spoke against Council Member Guerrero for denouncing public schools in favor of KIPP Charter School. She argued that KIPP turns away certain students as well as yell at their students. She further argued that Council Member Guerrero's attacks on public schools are unwarranted and faulty, citing all the gold ribbon schools in the area.

Vanessa Alemayo, encouraged the mayor and council to support prop 15 and the resources it would provide to public schools and municipalities.

Edin Enamorado, commented that the district attorney has been aware that Council Member Garcia does not reside in Cudahy since 2013. He further spoke against Vice Mayor Gonzalez and candidate Lomeli for hosting a political event at a cannabis site. He further asked Vice Mayor Gonzalez where his cannabis donations are recorded on his 460 forms. He further commented that Exide will no longer be responsible for the pollution it left in Southeast Los Angeles and now fears KIPP will be going down the same route. He concluded his comments by playing a recorded video of Council Member Guerrero denouncing public schools.

Bertha Martinez, commented regarding the need to pass a moratorium on public schools. She commented that approving KIPP is a slippery slope to bringing more charter schools in the future. She further argued that the City needs to bring revenue generating projects, not more schools, and therefore feels it is a disservice to the community to allow KIPP to develop on a toxic site. She concluded her comments by urging Council to also investigate Park Avenue Elementary school's toxic sites.

A individual, commented on how much money is being spent by charter schools in this year's school board races. She also spoke in favor of prop 15, arguing that corporations are investing money to strike it down. She asked for a moratorium on charter schools, citing to follow in the footsteps on Huntington Park. She further asked for an investigation for Council Member Garcia and allegations regarding him not living in Cudahy.

Teresa Espinoza, spoke against Council Member Guerrero and Garcia, arguing both do not contribute to the community, and commenting that she will be canvassing against both council members when they run for re-election.

Nelly Parady, spoke against Council Member Guerrero and Garcia, and argued that she will be canvassing against both council members when they run for re-election.

THE FOLLOWING EMAILS WERE READ INTO THE PUBLIC RECORD

Vincent Tran, spoke in against prop 16, arguing that it is against the law and legalizing discrimination. He believes that everyone should be treated equally, and should rather be given the tools to be successful.

Tammy Esveque, spoke against prop 16, arguing that the policy is a textbook example of racism. He further argued that prop 16 is a slippery slope toward quotas and other affirmative action policies.

9. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Council Member Garcia, reminded everyone to consider the current pandemic if they plan on trick or treating this Halloween and follow social distancing guidelines as well as wear a mask.

Council Member Lozoya, commented about an email she received from a resident about an ordinance that allows the city to paint over graffiti on private property with the permission of the owner. She further asked for follow up regarding a parking space study she requested earlier.

Vice Mayor Gonzalez, noted that the City's general plan allows for schools to be built in residential areas. He directed staff to look into restricting additional schools in residential areas. He also directed staff to look into the contamination of Park Avenue Elementary and conclude if the contamination was properly remediated. He asked the City's engineering department if it currently

allows development projects on contaminated property as well as asked the attorney's office for any update on the Council's ability to investigate any allegations made to City Council.

Mayor Alcantar, asked that the November 3, Regular Council Meeting to be moved to November 4 due to the general elections. She also commented on the city's digital holiday events. She spoke in favor of 13D and 13E as well as asked for residents concerned with Park Avenue's contamination issue to reach out to her after the meeting.

10. CITY MANAGER REPORT (information only)

11. REPORTS REGARDING AD HOC, ADVISORY, STANDING OR OTHER COMMITTEE MEETINGS - NONE

12. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

13. CONSENT CALENDAR (COUNCIL MEMBER LOZOYA PULLED ITEMS F AND G FOR DISCUSSION)

A. Approval of the Local Agency Investment Fund (LAIF) for the Month of July 2020

Presented by the Finance Director

The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of July 2020 in the amount of \$6,882,920.11.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to approve the Local Agency Investment Fund (LAIF) Report for the month of July 2020 in the amount of \$6,882,920.11. The motion carried (4-0-1) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

B. Approval of the City Demands and Payroll Including Cash and Investment Report for the Month of July 2020)

Presented by the Finance Director

The City Council is requested to approve the Demands and Payroll in the amount of \$1,589,873.63 including Cash and Investment Report by Fund for the month of July 2020.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to approve the Demands and Payroll in the amount of \$1,589,873.63 including Cash and Investment Report by Fund for the month of July 2020. The motion carried (4-0-1) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

C. Consideration to Review and Approve the Draft Minutes of October 6, 2020, for the Regular City Council/Successor Agency Minutes of 10/20/2020

Meeting of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission

Presented by the Assistant City Clerk

The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for October 6, 2020.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to review and approve the City Council / Successor Agency Draft Minutes for October 6, 2020. The motion carried (4-0-1) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

D. Consideration and Adoption of an Ordinance No. 708 Amending Section 20.84.100 of the Cudahy City Municipal Code to Enact Additional Noticing Requirements

Presented by the City Attorney's Office

The City Council is recommended to adopt an Ordinance amending Section 20.84.100 (Notice of Public Hearing) of the Cudahy City Municipal Code to Enact Additional Noticing Requirements.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to adopt an Ordinance amending Section 20.84.100 (Notice of Public Hearing) of the Cudahy City Municipal Code to Enact Additional Noticing Requirements. The motion carried (4-0-1) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

E. Consideration and Adoption of a Resolution of the City Council In Support of The Schools & Local Communities Funding Act

Presented by the City Attorney's Office

The City Council is recommended to adopt a Resolution in support of the Schools & Local Communities Funding Act.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to adopt a Resolution in support of the Schools & Local Communities Funding Act. The motion carried (4-0-1) by the following roll call vote:

AYES: Garcia, Lozoya Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

- F. Adoption of Proposed Resolution No. 20-34 Superseding and Repealing Resolution No. 20-01, and Amending the Fringe Benefits and Salary Plan Establishing Provisions for All Full-Time Employees, Hourly Employees, and Appointed Officials

Presented by the Human Resources Manager

The City Council is requested to approve proposed Resolution No. 20-34 superseding and repealing Resolution No. 20-01, fringe benefits and salary plan establishing provisions for all full-time employees, hourly employees, and appointed officials.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Council Member Lozoya to approve proposed Resolution No. 20-34 superseding and repealing Resolution No. 20-01, fringe benefits and salary plan establishing provisions for all full-time employees, hourly employees, and appointed officials. The motion carried (4-0-1) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

- G. Update on Available Rental Assistance Programs for City of Cudahy Residents

Presented by the Human Resources Manager

It is recommended that the City Council receive and file this report as an update on available rental assistance programs for the City of Cudahy (City) residents.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to receive and file this report as an update on available rental assistance programs for the City of Cudahy (City) residents. The motion carried (4-0-1) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

14. PUBLIC HEARING - NONE

15. BUSINESS SESSION

- A. Adoption of Ordinance No. ZCA-710 and Ordinance No. 711 by Second Reading, Approving Development Agreement (DA) No. 20-01 (Location: 4610 Santa Ana Street; Applicant: Prima Development, Inc.)

Presented by the City Attorney's Office

Staff recommends that the City Council of the City of Cudahy (the "City"):

1. Approve on Second Reading Ordinance No. 710, amending the Zoning Code to allow medical offices and adult day health care facilities as conditional uses as components of mixed-use residential commercial projects within the City's Entertainment (E) Zone; and

2. Approve on Second Reading Ordinance No. 711, approving Development Agreement No. 20-01 to allow the construction of the Project within the Entertainment (E) Zone.

Motion: It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to adopt Ordinance No. ZCA-710 and Ordinance No. 711 by Second Reading, Approving Development Agreement (DA) No. 20-01 (Location: 4610 Santa Ana Street; Applicant: Prima Development, Inc.). The motion carried (3-0-1) by the following roll call vote:

AYES: Garcia, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: Lozoya

B. Consideration and Formation of a Transportation Ad Hoc Committee

Presented by the City Manager

The City Council is recommended to form a transportation ad hoc committee.

Motion: It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to form a transportation ad hoc committee with Vice Mayor Gonzalez, Mayor Alcantar, Planning and Public Safety Commission Chairs, City Manager, Public Works, Engineering, and Finance Director. The motion carried (4-0-1) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

16. COUNCIL DISCUSSION - NONE

17. ADJOURNMENT

The City Council / Agency meeting was adjourned at 9:38 p.m.

Elizabeth Alcantar
Mayor

ATTEST:

Richard Iglesias
Assistant City Clerk

RESOLUTION NO. 16-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY APPROVING THE CITY CLERK'S USE OF SUMMARY ACTION MINUTES AS THE OFFICIAL RECORD OF THE MEETINGS OF THE CITY COUNCIL OF THE CITY OF CUDAHY

WHEREAS, pursuant to Section 2.20.010(1) of the Municipal Code of the City of Cudahy, the City clerk is required to perform such duties as are set forth in the Government Code and in the City's Municipal Code and as the City Council from time to time shall direct or authorize; and

WHEREAS, under Government Code Section 40801, the City Clerk is tasked with keeping accurate records of the proceeding of the legislative body; and

WHEREAS, pursuant to Government Code Section 36814, the City Council shall cause the City Clerk to keep a correct record of its proceedings;

WHEREAS, the City Clerk currently prepares and keeps full written minutes of the City Council's meetings and proceedings; and

WHEREAS, instead of summary minutes, the City Council now wishes for the City Clerk to prepare and keep summary action minutes as the official record of its meetings or proceedings; and

BASED UPON THE ABOVE RECITALS, THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The City Council hereby approves the use of summary action minutes as the official record of its meetings or proceedings in lieu of full form written minutes.

SECTION 3. This Resolution shall take effect immediately upon its adoption by the City Council and the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Cudahy at its regular meeting on this 12th day of December, 2016.



Baru Sanchez
Mayor

ATTEST:



Richard Iglesias
Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CUDAHY)

I, Richard Iglesias, Deputy City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No. 16-38 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the Deputy City Clerk at a regular meeting of said Council held on the 12th day of December, 2016, and that said Resolution was adopted by the following vote, to-wit:

AYES: Garcia, Markovich, Hernandez, Sanchez

NOES: None

ABSENT: None

ABSTAIN: Guerrero



Richard Iglesias
Deputy City Clerk

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Item Number 15A

STAFF REPORT

Date: November 3, 2020

To: Honorable Mayor/Chair and City Council/Successor Agency Members

From: Henry Garcia, Interim City Manager/Successor Agency Executive Director
By: City Attorney's Office

Subject: **Consideration and Approval of: (1) a Resolution of the Successor Agency to the Cudahy Community Development Commission to the City Authorizing and Approving the Conditional Transfer of Six Parcels of Land from the City of Cudahy as the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy, subject to the Approval of the First District Los Angeles County Consolidated Oversight Board and the California Department of Finance and Part 5 of Each Quitclaim Deed; and (2) a Resolution of the City Council Acknowledging the Proposed Transfer of Six Parcels of Land from the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy and the Setting the Time and Date of a Public Hearing for Prospective Acceptance of Such Parcels**

This staff report is submitted for consideration by both the Cudahy City Council and the City as the Successor Agency to the Cudahy Community Development Commission.

RECOMMENDATION

Staff recommends that the City Council of the City of Cudahy Consider and Approve of: (1) a Resolution of the Successor Agency to the Cudahy Community Development Commission to the City Authorizing and Approving the Conditional Transfer of Six Parcels of Land from the City of Cudahy as the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy, subject to the Approval of the First District Los Angeles County Consolidated Oversight Board and the California Department of Finance and Part 5 of Each Quitclaim Deed; and (2) a Resolution of the City Council Acknowledging the Proposed Transfer of Six Parcels of Land from the Successor Agency to the Cudahy Community Development Commission to the City of Cudahy and the Setting the Time and Date of a Public Hearing for Prospective Acceptance of Such Parcels.

BACKGROUND

The Cudahy Community Development Commission functioned as a community redevelopment agency under the California Redevelopment Law. The Cudahy Community Development Commission was dissolved effective February 1, 2012, by way of Assembly Bill 1x26 (as subsequently

amended from time to time, the "Dissolution Law") and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231.

The Dissolution Law allowed local agencies to create a "successor agency" for each dissolved redevelopment agency, and the City of Cudahy ("City"), which serves as the Successor Agency to the Cudahy Community Development Commission (the "Successor Agency"), has undertaken the completion of various tasks and obligations geared towards "winding down" the affairs of the Cudahy Community Development Commission. The Dissolution Law created the Los Angeles County First Supervisorial District Consolidated Oversight Board (the "Oversight Board") to review and approve certain actions of the Successor Agency. The Successor Agency has prepared and the State Department of Finance ("State DOF") has approved the Cudahy Long Range Property Management Plan ("LRPMP") as of December 16, 2015.

ANALYSIS & DISCUSSION

PROPOSED SUCCESSOR AGENCY ACTION

The Successor Agency owns six (6) parcels of real property (singularly, the "Site" and collectively, the "Sites") which are described in the LRPMP with the following Los Angeles County Assessor Parcel Numbers:

Site	Assessor Parcel No.
Site 1	6224-001-901 / 6224-001-902
Site 2	6224-018-911 / 6224-018-912 / 6224-018-913 / 6224-018-914 / 6224-018-915
Site 3	6224-019-901
Site 4	6224-022-900 / 6224-022-901 / 6224-022-902 / 6224-022-903 / 6224-022-904
Site 5	6224-034-900 / 6224-034-901 / 6224-034-902 / 6224-034-903
Site 6	6226-022-904 / 6226-022-905 / 6226-022-906 / 6226-022-907 / 6226-022-908 / 6226-022-909 / 6226-022-910 / 6226-022-911

The LRPMP provides for the transfer of the Sites from the Successor Agency to the City for future development by the City upon the securing of a compensation agreement ("Compensation Agreement") pursuant to Health and Safety Code Section 34180(f)(1) with the affected taxing entities, which are those public agency parties to the Compensation Agreement referenced in Health and Safety Code Section 34171(k) that received pass-through payments or property taxes within the jurisdiction of the Cudahy Community Development Commission ("Taxing Entities").

In accordance with the LRPMP, the proposed Successor Agency Resolution, attached hereto, would

provide for the transfer of the Site as described above, at no cost to the City, subject to the limitation that the City would take title subject to the concurrent recordation of a notice of a required secured Compensation Agreement. This restriction is set forth in "PART FIVE" of each proposed quitclaim deed. Such proposed transfer, pursuant to the six (6) respective quitclaim deeds attached thereto, would be subject to subsequent approval of the Oversight Board and State DOF. The attached public notice, published as of October 30, 2020, indicates Oversight Board consideration and prospective approval of the proposed transfer of the Sites from the Successor Agency to the City at the Oversight Board's November 9, 2020 meeting.

In further compliance with the LRPMP, the Sites would be transferred in an "AS IS, WHERE IS" condition. The City would be responsible for developing a plan to market and develop each of the Sites. Actual disposition by the City of any Site for development would be subject to further and separate City staff review and City Council approval.

PROPOSED CITY COUNCIL ACTION

The proposed City Council Resolution accompanying this Staff Report would memorialize the City's acknowledgement of the proposed action of the Successor Agency and set a public hearing for City Council consideration of acceptance of proposed Sites' transfer at its regular meeting scheduled for November 17, 2020.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"):

In accordance with the provisions of the California Environmental Quality Act (CEQA), an environmental analysis has been completed for this case. As a result of that analysis, it has been determined that the proposed transfer of the Sites is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment because the conveyance is merely a transfer in title to the real property, the transfer will not prompt or require any construction activities and will not lead to any direct or reasonably foreseeable indirect physical environmental impacts.

ATTACHMENTS

1. Successor Agency Resolution with six (6) quitclaim deeds attached thereto
2. City Council Resolution
3. Notice of the Oversight Board Meeting on November 9, 2020

RESOLUTION NO. SA 20-05

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY AUTHORIZING AND APPROVING THE TRANSFER OF SIX (6) PARCELS OF LAND FROM THE CITY OF CUDAHY AS THE SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF CUDAHY PURSUANT TO THE 2015 LONG-RANGE PROPERTY MANAGEMENT PLAN IN ACCORDANCE WITH PART FIVE OF EACH SUCH QUITCLAIM DEED

WHEREAS, the City of Cudahy (the "City") has exercised its election to serve as the successor agency (the "Successor Agency") to the Cudahy Community Development Commission as set forth under ABX1 26 (Stats 2011-12, 1st Ex. Sess., Chapter 5), as amended; and

WHEREAS, the Successor Agency has prepared and the State Department of Finance ("State DOF") has approved the Cudahy Long Range Property Management Plan ("LRPMP") which was approved by State DOF as of December 16, 2015; and

WHEREAS, the Successor Agency in its capacity as Successor Agency to the Cudahy Community Development Commission, is the owner of six (6) parcels of real property (singularly, the "Site" and collectively, the "Sites") which are described in the LRPMP and identified by Los Angeles County Assessor Parcel Numbers in this Resolution; and

WHEREAS, the Successor Agency proposes to transfer title of all the Successor Agency Sites to the City described herein, at no cost to the City, for future development; and

WHEREAS, prior to transfer of the Sites to the City for future development, the LRPMP requires that a compensation agreement ("Compensation Agreement") pursuant to Health and Safety Code Section 34180(f)(1) be secured with the affected taxing entities, which means those public agency parties to the Compensation Agreement referenced in Health and Safety Code Section 34171(k) that received pass-through payments or property taxes within the jurisdiction of the Cudahy Community Development Commission ("Taxing Entities"); and

WHEREAS, the Successor Agency proposes to transfer the Sites to the City with the intent that the City will hold title to the Sites for the benefit of the Taxing Entities subject to concurrent recordation of a notice of a require secured and final Compensation Agreement and any necessary review and approval of the First District Los Angeles County Consolidated Oversight Board ("Oversight Board") and State DOF, as applicable.

NOW, THEREFORE, THE GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. The information set forth in the Recital paragraphs of this Resolution is true and correct.

SECTION 2. The governing board of the Successor Agency hereby approves and authorizes the transfer of the Sites by six (6) respective quitclaim deeds (attached hereto as **Exhibit “A”**) to the City for the benefit of the Taxing Entities, subject to:

- A. Compliance with PART FIVE of each quitclaim deed authorizing the City to take title of the Sites subject to the concurrent recordation of a notice of a required secured Compensation Agreement;
- B. Oversight Board and State DOF approval thereof; and
- C. Formal acceptance of such transfer by the City Council.

Site	Assessor Parcel No.
Site 1	6224-001-901 / 6224-001-902
Site 2	6224-018-911 / 6224-018-912 / 6224-018-913 / 6224-018-914 / 6224-018-915
Site 3	6224-019-901
Site 4	6224-022-900 / 6224-022-901 / 6224-022-902 / 6224-022-903 / 6224-022-904
Site 5	6224-034-900 / 6224-034-901 / 6224-034-902 / 6224-034-903
Site 6	6226-022-904 / 6226-022-905 / 6226-022-906 / 6226-022-907 / 6226-022-908 / 6226-022-909 / 6226-022-910 / 6226-022-911

SECTION 3. The Executive Director of the Successor Agency is hereby authorized and directed to execute the quitclaim deeds and take all necessary action to allow for Oversight Board and State DOF consideration and prospective approval of the transfer of Sites contemplated in this Resolution as early as feasible. The Executive Director of the Successor Agency is further authorized and directed to, upon the securing all necessary approvals, effectuate the transfer of the Sites to the City on behalf of the Successor Agency, including the recordation of the quitclaim deeds, together with such technical and conforming changes as may be recommended by the Executive Director in consultation with the Successor Agency legal counsel.

SECTION 4. This Resolution shall take effect upon adoption. The City Clerk on behalf of the Successor Agency shall certify to the adoption of this Resolution.

PASSED AND ADOPTED by the Successor Agency to the Cudahy Community Development Commission at its at its adjourned regular meeting on this 4th of November, 2020.

Elizabeth Alcantar
Mayor of the City of Cudahy, as Chair
of the Successor Agency to the Cudahy
Community Development Commission

ATTEST:

Richard Iglesias
Secretary to the Successor Agency

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CUDAHY)

I, Richard Iglesias, Secretary of the Successor Agency, hereby certify that the foregoing Resolution No. SA 20-05 was passed, approved and adopted by the Successor Agency to the Cudahy Community Development Commission/Redevelopment Agency of the City of Cudahy, signed by the Chair and attested by the Secretary to the Successor Agency at an adjourned regular meeting of said Successor held on the 4th day of November, 2020, and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Richard Iglesias
Secretary of the Successor Agency

EXHIBIT 'A'

SITE 1, SITE 2, SITE 3, SITE 4, SITE 5, AND SITE 6 QUITCLAIM DEEDS

**RECORDING REQUESTED BY:
AND WHEN RECORDED, MAIL TO:**
City of Cudahy
Attn: City Clerk
City Hall
5220 Santa Ana Street
Cudahy, California 90201

(Space Above Line For Use by Recorder)

The undersigned City officials hereby declare that the Document Transfer Tax for the recordation of this instrument is \$-0- under Revenue and Taxation Code Section 11932 since no consideration is payable to the City in connection with the quitclaim, release and termination of the within described instruments.

**CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE
CUDAHY COMMUNITY DEVELOPMENT COMMISSION**

QUITCLAIM DEED

TO ALL INTERESTED PERSONS, PLEASE TAKE NOTICE:

-- PART ONE --

THIS QUITCLAIM DEED is dated as of November 9, 2020 by the City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic ("Successor Agency"). The Successor Agency is the grantor under this Quitclaim Deed, and the City of Cudahy, a municipal corporation (the "City") is the grantee under this Quitclaim Deed.

-- PART TWO --

The Successor Agency is the owner of the lands ("Site 1") situated in the City of Cudahy which are more particularly described in Exhibit "A" attached hereto. Pursuant to Successor Agency Resolution No. ____, dated November ____, 2020, the Successor Agency has requested the Los Angeles County First Supervisorial District Consolidated Oversight Board ("Oversight Board") to approve the transfer of Site 1 by the Successor Agency to the City of Cudahy by delivery and recordation of this Quitclaim Deed.

-- PART THREE --

The Oversight Board has adopted its Resolution No. COB 2020-____, dated November 9, 2020 entitled:

“A RESOLUTION OF THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING THE TRANSFER OF SITE 1, SITE 2, SITE 3, SITE 4, SITE 5 AND SITE 6 BY RESPECTIVE QUITCLAIM DEEDS FROM THE CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF CUDAHY PURSUANT TO THE 2015 LONG-RANGE PROPERTY MANAGEMENT PLAN IN ACCORDANCE WITH PART FIVE OF EACH SUCH QUITCLAIM DEED”

-- PART FOUR --

Upon the recordation of this Quitclaim Deed, the Successor Agency as the grantor hereby quitclaims, disclaims and grants Site 1 to the City as grantee, subject to the provisions of PART FIVE of this Quitclaim Deed.

-- PART FIVE --

Upon the recordation of this Quitclaim Deed, the City shall concurrently cause to be recorded a separate instrument affecting Site 1 and thereupon, the City shall hold title to Site 1 for the benefit of each of the “Taxing Entities,” as this term is defined in Health and Safety Code Section 34177(k), as provided in the compensation agreement referenced in such “Notice of Compensation Agreement” as recorded concurrently herewith.

Site 1 is quitclaimed, disclaimed and granted to the City under this Quitclaim Deed in its “AS IS”/ “WHERE IS”/ “SUBJECT TO ALL FAULTS CONDITION.”

THIS QUITCLAIM DEED IN FAVOR OF THE CITY OF CUDAHY IS DELIVERED BY THE SUCCESSOR AGENCY AS GRANTOR IN FAVOR OF THE CITY OF CUDAHY AS EVIDENCED BY THE SIGNATURES OF THE AUTHORIZED OFFICERS OF GRANTOR WHICH APPEARS BELOW.

GRANTOR

City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic

Date: _____

By: _____

Chair
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

Date: _____

By: _____

Executive Director
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

[Notary Acknowledgment Attached]

**CERTIFICATE OF ACCEPTANCE
OF
QUITCLAIM DEED**

(City of Cudahy)

This is to certify that the interest in real property conveyed by the within instrument entitled "Quitclaim Deed" in favor of the City of Cudahy as the grantee, is hereby accepted by the undersigned officer of the City of Cudahy on behalf of the City of Cudahy, a municipal corporation and subject to the provisions of PART FIVE of the Quitclaim Deed, the City of Cudahy consents to the recordation of the within instrument as evidenced by the signature of its duly authorized officer which appears below.

CITY

City of Cudahy, a municipal corporation

Date: _____

City Manager
City of Cudahy

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF SITE "1"
(2020 ASSESSOR PARCEL NO. 6224-001-901 and 6224-001-902)

Legal description provided by Commonwealth Land Title Company, File No. 08014331.

PARCEL A

Parcel 1:

The West 52.5 feet of the Lot 421 of Tract No.180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, in the Office of the County Recorder of said County.

Parcel 2:

An easement for community driveway purposes over the Westerly 7.5 feet of the East 52.5 feet of Lot 421, of Tract No.180, as recorded in Book 13, Page 198, of Maps.

PARCEL B

Parcel 1:

Lot 421 of Tract No. 180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, in the office of the County Recorder of said County.

Except therefrom the West 52.5 feet of said land.

Parcel 2:

An easement for ingress and egress and community driveway purposes over the East 7.5 feet of the West 52.5 feet of Lot 421, of Tract No. 180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, in the Office of the County Recorder of said County..

Assessor's Parcel Number: **6224-001-901** and **6224-001-902**.

**RECORDING REQUESTED BY:
AND WHEN RECORDED, MAIL TO:**
City of Cudahy
Attn: City Clerk
City Hall
5220 Santa Ana Street
Cudahy, California 90201

(Space Above Line For Use by Recorder)

The undersigned City officials hereby declare that the Document Transfer Tax for the recordation of this instrument is \$-0- under Revenue and Taxation Code Section 11932 since no consideration is payable to the City in connection with the quitclaim, release and termination of the within described instruments.

**CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE
CUDAHY COMMUNITY DEVELOPMENT COMMISSION**

QUITCLAIM DEED

TO ALL INTERESTED PERSONS, PLEASE TAKE NOTICE:

-- PART ONE --

THIS QUITCLAIM DEED is dated as of November 9, 2020 by the City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic ("Successor Agency"). The Successor Agency is the grantor under this Quitclaim Deed, and the City of Cudahy, a municipal corporation (the "City") is the grantee under this Quitclaim Deed.

-- PART TWO --

The Successor Agency is the owner of the lands ("Site 2") situated in the City of Cudahy which are more particularly described in Exhibit "A" attached hereto. Pursuant to Successor Agency Resolution No. ____, dated November ____, 2020, the Successor Agency has requested the Los Angeles County First Supervisorial District Consolidated Oversight Board ("Oversight Board") to approve the transfer of Site 2 by the Successor Agency to the City of Cudahy by delivery and recordation of this Quitclaim Deed.

-- PART THREE --

The Oversight Board has adopted its Resolution No. COB 2020-____, dated November 9, 2020 entitled:

“A RESOLUTION OF THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING THE TRANSFER OF SITE 1, SITE 2, SITE 3, SITE 4, SITE 5 AND SITE 6 BY QUITCLAIM DEEDS FROM THE CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF CUDAHY PURSUANT TO THE 2015 CUDAHY LONG-RANGE PROPERTY MANAGEMENT PLAN IN ACCORDANCE WITH PART FIVE OF EACH SUCH QUITCLAIM DEED”

-- PART FOUR --

Upon the recordation of this Quitclaim Deed, the Successor Agency as the grantor hereby quitclaims, disclaims and grants Site 2 to the City as grantee, subject to the provisions of PART FIVE of this Quitclaim Deed.

-- PART FIVE --

Upon the recordation of this Quitclaim Deed, the City shall concurrently cause to be recorded a separate instrument affecting Site 2 and thereupon, the City shall hold title to Site 2 for the benefit of each of the “Taxing Entities,” as this term is defined in Health and Safety Code Section 34177(k), as provided in the compensation agreement referenced in such “Notice of Compensation Agreement” as recorded concurrently herewith.

Site 2 is quitclaimed, disclaimed and granted to the City under this Quitclaim Deed in its “AS IS”/ “WHERE IS”/ “SUBJECT TO ALL FAULTS CONDITION.”

THIS QUITCLAIM DEED IN FAVOR OF THE CITY OF CUDAHY IS DELIVERED BY THE SUCCESSOR AGENCY AS GRANTOR IN FAVOR OF THE CITY OF CUDAHY AS EVIDENCED BY THE SIGNATURES OF THE AUTHORIZED OFFICERS OF GRANTOR WHICH APPEARS BELOW.

GRANTOR

City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic

Date: _____

By: _____

Chair
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

Date: _____

By: _____

Executive Director
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

[Notary Acknowledgment Attached]

**CERTIFICATE OF ACCEPTANCE
OF
QUITCLAIM DEED**

(City of Cudahy)

This is to certify that the interest in real property conveyed by the within instrument entitled "Quitclaim Deed" in favor of the City of Cudahy as the grantee, is hereby accepted by the undersigned officer of the City of Cudahy on behalf of the City of Cudahy, a municipal corporation and subject to the provisions of PART FIVE of the Quitclaim Deed, the City of Cudahy consents to the recordation of the within instrument as evidenced by the signature of its duly authorized officer which appears below.

CITY

City of Cudahy, a municipal corporation

Date: _____

City Manager
City of Cudahy

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF SITE " 2 "
(2020 ASSESSOR PARCEL NO. 6224-018-911, 6224-018-912, 6224-018-913, 6224-018-914, 6224-018-915)

Legal description provided by Commonwealth Land Title Company, File No. 09197215-919-KRC-KRE

PARCEL 1:

THE NORTH 67.55 FEET OF LOT 185 OF TRACT NO. 180, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 198, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 150 FEET THEREOF.

PARCEL 2:

THAT PORTION OF LOTS 185 AND 187 OF TRACT NO. 180, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 13, PAGE 198, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 185; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 185, A DISTANCE OF 150 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 185, A DISTANCE OF 67.55 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE, 73 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE, 87.45 FEET TO THE SOUTHERLY LINE OF SAID LOT 185; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 77 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 185; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF THE LAND DESCRIBED IN THE DEED TO HAZEL PARRISH PORTER RECORDED ON FEBRUARY 10, 1947, AS INSTRUMENT NO. 790, IN BOOK 24195, PAGE 408, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, SOUTH 82° 50' 25", EAST 11.88 FEET AND NORTH 4° 34' 45", EAST 155.10 FEET TO THE NORTHERLY LINE OF SAID LOT 187; THENCE ALONG SAID NORTHERLY LINE, NORTH 82° 50' 25" WEST 4.94 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT 185 OF TRACT NO. 180, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 198, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT, 136.68 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 77 FEET OF SAID LOT; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT; 87.45 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 67.55 FEET OF SAID LOT; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT, 173.74 FEET, MORE OR LESS,

TO THE WEST LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID WEST LINE, 94.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:

THE EASTERLY 50 FEET OF THAT PORTION OF LOT 187 OF TRACT NO. 180, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 198, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 186 OF SAID TRACT NO. 180.

Assessor's Parcel Number: **6224-018-911, 6224-018-912 6224-018-913,**
6224-018-914 and 9224-018-915

**RECORDING REQUESTED BY:
AND WHEN RECORDED, MAIL TO:**
City of Cudahy
Attn: City Clerk
City Hall
5220 Santa Ana Street
Cudahy, California 90201

(Space Above Line For Use by Recorder)

The undersigned City officials hereby declare that the Document Transfer Tax for the recordation of this instrument is \$-0- under Revenue and Taxation Code Section 11932 since no consideration is payable to the City in connection with the quitclaim, release and termination of the within described instruments.

**CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE
CUDAHY COMMUNITY DEVELOPMENT COMMISSION**

QUITCLAIM DEED

TO ALL INTERESTED PERSONS, PLEASE TAKE NOTICE:

-- PART ONE --

THIS QUITCLAIM DEED is dated as of November 9, 2020 by the City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic ("Successor Agency"). The Successor Agency is the grantor under this Quitclaim Deed, and the City of Cudahy, a municipal corporation (the "City") is the grantee under this Quitclaim Deed.

-- PART TWO --

The Successor Agency is the owner of the lands ("Site 3") situated in the City of Cudahy which are more particularly described in Exhibit "A" attached hereto. Pursuant to Successor Agency Resolution No. ____, dated November ____, 2020, the Successor Agency has requested the Los Angeles County First Supervisorial District Consolidated Oversight Board ("Oversight Board") to approve the transfer of Site 3 by the Successor Agency to the City of Cudahy by delivery and recordation of this Quitclaim Deed.

-- PART THREE --

The Oversight Board has adopted its Resolution No. COB 2020-____, dated November 9, 2020 entitled:

“A RESOLUTION OF THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING THE TRANSFER OF SITE 1, SITE 2, SITE 3, SITE 4, SITE 5 AND SITE 6 BY RESPECTIVE QUITCLAIM DEEDS FROM THE CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF CUDAHY PURSUANT TO THE 2015 LONG-RANGE PROPERTY MANAGEMENT PLAN IN ACCORDANCE WITH PART FIVE OF EACH SUCH QUITCLAIM DEED”

-- PART FOUR --

Upon the recordation of this Quitclaim Deed, the Successor Agency as the grantor hereby quitclaims, disclaims and grants Site 3 to the City as grantee, subject to the provisions of PART FIVE of this Quitclaim Deed.

-- PART FIVE --

Upon the recordation of this Quitclaim Deed, the City shall concurrently cause to be recorded a separate instrument affecting Site 3 and thereupon, the City shall hold title to Site 3 for the benefit of each of the “Taxing Entities,” as this term is defined in Health and Safety Code Section 34177(k), as provided in the compensation agreement referenced in such “Notice of Compensation Agreement” as recorded concurrently herewith.

Site 3 is quitclaimed, disclaimed and granted to the City under this Quitclaim Deed in its “AS IS”/ “WHERE IS”/ “SUBJECT TO ALL FAULTS CONDITION.”

THIS QUITCLAIM DEED IN FAVOR OF THE CITY OF CUDAHY IS DELIVERED BY THE SUCCESSOR AGENCY AS GRANTOR IN FAVOR OF THE CITY OF CUDAHY AS EVIDENCED BY THE SIGNATURES OF THE AUTHORIZED OFFICERS OF GRANTOR WHICH APPEARS BELOW.

GRANTOR

City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic

Date: _____

By: _____

Chair
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

Date: _____

By: _____

Executive Director
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

[Notary Acknowledgment Attached]

**CERTIFICATE OF ACCEPTANCE
OF
QUITCLAIM DEED**

(City of Cudahy)

This is to certify that the interest in real property conveyed by the within instrument entitled "Quitclaim Deed" in favor of the City of Cudahy as the grantee, is hereby accepted by the undersigned officer of the City of Cudahy on behalf of the City of Cudahy, a municipal corporation and subject to the provisions of PART FIVE of the Quitclaim Deed, the City of Cudahy consents to the recordation of the within instrument as evidenced by the signature of its duly authorized officer which appears below.

CITY

City of Cudahy, a municipal corporation

Date: _____

City Manager
City of Cudahy

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF SITE "3"
(2020 ASSESSOR PARCEL NO. 6224-019-901)

Legal description provided by Commonwealth Land Title Company,
File No. 09197216-919-KRC-KRE

All that certain real property situated in the County of Los Angeles, State of California,
described as follows:

PARCEL 1:

THE EASTERLY 70 FEET OF LOT 6, BLOCK P, OF TRACT NO. 349, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WESTERLY 128 FEET OF LOTS 1 AND 2 IN BLOCK P, OF TRACT NO. 349, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: **6224-019-901**

**RECORDING REQUESTED BY:
AND WHEN RECORDED, MAIL TO:**
City of Cudahy
Attn: City Clerk
City Hall
5220 Santa Ana Street
Cudahy, California 90201

(Space Above Line For Use by Recorder)

The undersigned City officials hereby declare that the Document Transfer Tax for the recordation of this instrument is \$-0- under Revenue and Taxation Code Section 11932 since no consideration is payable to the City in connection with the quitclaim, release and termination of the within described instruments.

**CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE
CUDAHY COMMUNITY DEVELOPMENT COMMISSION**

QUITCLAIM DEED

TO ALL INTERESTED PERSONS, PLEASE TAKE NOTICE:

-- PART ONE --

THIS QUITCLAIM DEED is dated as of November 9, 2020 by the City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic ("Successor Agency"). The Successor Agency is the grantor under this Quitclaim Deed, and the City of Cudahy, a municipal corporation (the "City") is the grantee under this Quitclaim Deed.

-- PART TWO --

The Successor Agency is the owner of the lands ("Site 4") situated in the City of Cudahy which are more particularly described in Exhibit "A" attached hereto. Pursuant to Successor Agency Resolution No. ____, dated November ____, 2020, the Successor Agency has requested the Los Angeles County First Supervisorial District Consolidated Oversight Board ("Oversight Board") to approve the transfer of Site 4 by the Successor Agency to the City of Cudahy by delivery and recordation of this Quitclaim Deed.

-- PART THREE --

The Oversight Board has adopted its Resolution No. COB 2020-____, dated November 9, 2020 entitled:

“A RESOLUTION OF THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING THE TRANSFER OF SITE 1, SITE 2, SITE 3, SITE 4, SITE 5 AND SITE 6 BY RESPECTIVE QUITCLAIM DEEDS FROM THE CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF CUDAHY PURSUANT TO THE 2015 LONG-RANGE PROPERTY MANAGEMENT PLAN IN ACCORDANCE WITH PART FIVE OF EACH SUCH QUITCLAIM DEED”

-- PART FOUR --

Upon the recordation of this Quitclaim Deed, the Successor Agency as the grantor hereby quitclaims, disclaims and grants Site 4 to the City as grantee, subject to the provisions of PART FIVE of this Quitclaim Deed.

-- PART FIVE --

Upon the recordation of this Quitclaim Deed, the City shall concurrently cause to be recorded a separate instrument affecting Site 4 and thereupon, the City shall hold title to Site 4 for the benefit of each of the “Taxing Entities,” as this term is defined in Health and Safety Code Section 34177(k), as provided in the compensation agreement referenced in such “Notice of Compensation Agreement” as recorded concurrently herewith.

Site 4 is quitclaimed, disclaimed and granted to the City under this Quitclaim Deed in its “AS IS”/ “WHERE IS”/ “SUBJECT TO ALL FAULTS CONDITION.”

THIS QUITCLAIM DEED IN FAVOR OF THE CITY OF CUDAHY IS DELIVERED BY THE SUCCESSOR AGENCY AS GRANTOR IN FAVOR OF THE CITY OF CUDAHY AS EVIDENCED BY THE SIGNATURES OF THE AUTHORIZED OFFICERS OF GRANTOR WHICH APPEARS BELOW.

GRANTOR

City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic

Date: _____

By: _____

Chair
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

Date: _____

By: _____

Executive Director
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

[Notary Acknowledgment Attached]

**CERTIFICATE OF ACCEPTANCE
OF
QUITCLAIM DEED**

(City of Cudahy)

This is to certify that the interest in real property conveyed by the within instrument entitled "Quitclaim Deed" in favor of the City of Cudahy as the grantee, is hereby accepted by the undersigned officer of the City of Cudahy on behalf of the City of Cudahy, a municipal corporation and subject to the provisions of PART FIVE of the Quitclaim Deed, the City of Cudahy consents to the recordation of the within instrument as evidenced by the signature of its duly authorized officer which appears below.

CITY

City of Cudahy, a municipal corporation

Date: _____

City Manager
City of Cudahy

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF SITE " 4 "
(2020 ASSESSOR PARCEL NO. 6224-022-900, 6224-022-901, 6224-022-902, 6224-022-903, and 6224-022-904)

Legal description provided by Commonwealth Land Title Company, File No.
09197217-919-KRC-KRE

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL A:

THAT PORTION OF LOTS 3 AND 4 IN BLOCK "P" OF TRACT NO, 349. IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 4, DISTANT NORTH 15°50' WEST THEREON 100 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 15°50' WEST ALONG THE EASTERLY LINES OF SAID LOTS 3 AND 4, A DISTANCE OF 111.31 FEET, MORE OR LESS, TO A POINT THAT IS DISTANT 15°50' EAST 126.97 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE NORTH 82°52' WEST, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3, TO A POINT IN A LINE THAT IS PARALLEL WITH THE WESTERLY LINES OF SAID LOTS 3 AND 4, AND BEARING NORTH 7°12'20" EAST 194.56 FEET FROM A POINT IN THE SOUTHERLY LINE OF SAID LOT 4, THAT IS DISTANT EASTERLY THEREON 222.28 FEET FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 7°12'20" WEST ALONG SAID LAST MENTIONED PARALLEL LINE TO A POINT IN A LINE THAT IS PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 4 AND PASSING THROUGH THE POINT OF BEGINNING; THENCE SOUTH 82°52' EAST ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION OF THE ABOVE PARCEL LYING WITHIN THE FOLLOWING DESCRIBED LAND:

THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 'P' OF TRACT NO. 349, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NO. 4 IN BLOCK 'P' OF SAID TRACT NO. 349, AS PER MAP RECORDED IN BOOK 14 PAGES 194 AND 195 OF MAPS, IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF CECELIA STREET, 50 FEET IN WIDTH, AS SHOWN ON SAID MAP OF TRACT NO. 349, N82°52'00"W 338.01 FEET TO A POINT ON SAID SOUTH LINE LYING N82°52'00"E 222.28 FEET EASTERLY THEREON FROM THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT BEING DESCRIBED AS POINT 'A' FOR PURPOSES OF THIS LEGAL DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTH LINE N82°52'00"W 40.00 FEET; THENCE LEAVING SAID LINE AND STREET ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 4 AND OF SAID LOT 3, N7°12'20"E 194.56 FEET TO A POINT ON THE SOUTH LINE OF LAND DESCRIBED PER GRANT DEED RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-1852515 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, IN SAID RECORDER'S

OFFICE, SAID LINE BEING PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3 AND PASSING THROUGH A POINT ON THE EAST LINE OF SAID LOT 3 LYING THEREON S15°50'00"E 126.97 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG SAID PARALLEL LINE S82°52'00"E 40.00 FEET TO A LINE PARALLEL WITH SAID WEST LINE OF SAID LOTS 3 AND 4 THAT PASSES THROUGH HEREIN DESCRIBED POINT 'A', SAID PARALLEL LINE ALSO BEING THE WEST LINE OF LAND DESCRIBED AS PARCEL 'A' IN QUITCLAIM DEED RECORDED JUNE 16, 2006 AS INSTRUMENT NO. 06-1331347 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE AND SAID WEST LINE OF LAST MENTIONED DEED S7°12'20"W 102.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A OF SAID LAST MENTIONED DEED, SAID CORNER LYING ON A LINE PARALLEL WITH SAID SOUTH LINE OF SAID LOT 4 THAT PASSES THROUGH A POINT LYING ON THE EAST LINE OF SAID LOT 4 N15°50'00"W 100.00 FEET THEREON FROM SAID SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG SAID LAST PARALLEL LINE AND THE SOUTH LINE OF LAST SAID DEED S82°52'00"E 298.87 FEET TO LAST SAID POINT ON SAID EAST LINE; THENCE ALONG SAID EAST LINE OF SAID LOT 4, SAID LINE ALSO BEING THE WEST LINE OF WRIGHT ROAD, 50 FEET IN WIDTH, AS SHOWN ON SAID MAP OF SAID TRACT NO. 349 (SAID WRIGHT ROAD NOW BEING KNOWN AS ATLANTIC AVENUE) S15°50'00"E 100.00 FEET TO SAID SOUTHEAST CORNER OF SAID LOT 4 AND SAID POINT OF BEGINNING.

PARCEL B:

THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 'P' OF TRACT NO. 349, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NO. 4 IN BLOCK 'P' OF SAID TRACT NO. 349, AS PER MAP RECORDED IN BOOK 14 PAGES 194 AND 195 OF MAPS, IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF CECELIA STREET, 50 FEET IN WIDTH, AS SHOWN ON SAID MAP OF TRACT NO. 349, N82°52'00"W 338.01 FEET TO A POINT ON SAID SOUTH LINE LYING S82°52'00"E 222.28 FEET EASTERLY THEREON FROM THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT BEING DESCRIBED AS POINT 'A' FOR PURPOSES OF THIS LEGAL DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTH LINE N82°52'00"W 40.00 FEET; THENCE LEAVING SAID LINE AND STREET ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 4 AND OF SAID LOT 3, N7°12'20"E 194.56 FEET TO A POINT ON THE SOUTH LINE OF LAND DESCRIBED PER GRANT DEED RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-1852515 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, IN SAID RECORDER'S OFFICE, SAID LINE BEING PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3 AND PASSING THROUGH A POINT ON THE EAST LINE OF SAID LOT 3 LYING THEREON S15°50'00"E 126.97 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG SAID PARALLEL LINE S82°52'00"E 40.00 FEET TO A LINE PARALLEL WITH SAID WEST LINE OF SAID LOTS 3 AND 4 THAT PASSES THROUGH HEREIN DESCRIBED POINT 'A', SAID PARALLEL LINE ALSO BEING THE WEST LINE OF LAND DESCRIBED AS PARCEL 'A' IN QUITCLAIM DEED RECORDED JUNE 16, 2006 AS INSTRUMENT NO. 06-1331347 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE AND SAID WEST LINE OF LAST MENTIONED DEED S7°12'20"W 102.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A OF SAID LAST MENTIONED DEED, SAID CORNER LYING ON A LINE PARALLEL WITH SAID SOUTH LINE OF SAID LOT 4 THAT PASSES THROUGH A POINT LYING ON THE EAST LINE OF SAID LOT 4 N15°50'00"W 100.00 FEET THEREON FROM SAID SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG SAID LAST PARALLEL LINE AND THE SOUTH LINE OF LAST SAID DEED

S82°52'0"E 298.87 FEET TO LAST SAID POINT ON SAID EAST LINE; THENCE ALONG SAID EAST LINE OF SAID LOT 4, SAID LINE ALSO BEING THE WEST LINE OF WRIGHT ROAD, 50 FEET IN WIDTH, AS SHOWN ON SAID MAP OF SAID TRACT NO. 349 (SAID WRIGHT ROAD NOW BEING KNOWN AS ATLANTIC AVENUE) S15°50'00"E 100.00 FEET TO SAID SOUTHEAST CORNER OF SAID LOT 4 AND SAID POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS SHOWN AS PER CERTIFICATE OF COMPLIANCE RECORDED MAY 11, 2012 AS INSTRUMENT NO. 20120707279, OF OFFICIAL RECORDS.

PARCEL C:

THAT PORTION OF LOT 3, IN BLOCK "P" OF TRACT NO. 349, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3;
THENCE SOUTH 15° 50' EAST ALONG THE LINE OF SAID LOT 3, 126.97 FEET;
THENCE NORTH 82° 52' WEST ON A LINE PARALLEL WITH THE NORTHERLY LINE OF LOT 3, A DISTANCE OF 353.9 FEET;
THENCE NORTH 7° 12' 20" EAST ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 116.9 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3;
THENCE ALONG THE LAST MENTIONED LINE SOUTH 82° 52' EAST 304.4 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 'P' OF TRACT NO. 349, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, IN BLOCK 'P' OF SAID TRACT NO. 349, AS PER MAP RECORDED IN BOOK 14, PAGES 194 AND 195 OF MAPS, IN SAID RECORDER'S OFFICE;
THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF CECILIA STREET, 50 FEET IN WIDTH, AS SHOWN ON SAID MAP OF TRACT NO. 349, NORTH 82° 52' 00" WEST 338.01 FEET TO A POINT ON SAID SOUTH LINE LYING SOUTH 82° 52' 00" EAST 222.28 FEET EASTERLY THEREON FROM THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 82° 52' 00" WEST 40.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL OF LAND;
THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 82° 52' 00" WEST 58.78 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED FEBRUARY 27, 1995, AS INSTRUMENT NO. 95-308907, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, IN SAID RECORDER'S OFFICE, SAID SOUTHEAST CORNER OF SAID DEED BEING THE SOUTHEAST CORNER OF THE WEST 123.50 FEET OF SAID LOTS 3 AND 4;
THENCE LEAVING SOUTH LINE AND STREET, ALONG THE EAST LINE OF SAID WEST 123.50 FEET OF SAID LOTS 3 AND 4 NORTH 7° 12' 20" EAST 194.56 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED PER GRANT DEED RECORDED DECEMBER 31, 1986, AS INSTRUMENT NO. 86-1852515, OF SAID OFFICIAL RECORDS, THE SOUTH LINE OF LAND DESCRIBED PER LAST SAID DEED BEING PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3 AND PASSING THROUGH A POINT ON THE EAST LINE OF SAID LOT 3 LYING THEREON SOUTH 15° 50' 00" EAST 126.97 FEET FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG SAID PARALLEL

LINE SOUTH 82° 52' 00" EAST 58.78 FEET TO A LINE PARALLEL WITH THE WEST LINE OF SAID LOTS 3 AND 4 THAT PASSES THROUGH HEREIN DESCRIBED SAID TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE SOUTH 7° 12' 20" WEST 194.56 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MAY 11, 2012, AS INSTRUMENT NO. 20120707280, OF OFFICIAL RECORDS.

ASSESSORS PARCEL NUMBER: 6224-022-002, 6224-022-003, 6224-022-012, 6224-022-001 AND 6224-022-004 (OLD), **6224-022-901, 6224-022-902, 6224-022-903, 6224-022-900 AND 6224-022-904 (NEW)**

**RECORDING REQUESTED BY:
AND WHEN RECORDED, MAIL TO:**
City of Cudahy
Attn: City Clerk
City Hall
5220 Santa Ana Street
Cudahy, California 90201

(Space Above Line For Use by Recorder)

The undersigned City officials hereby declare that the Document Transfer Tax for the recordation of this instrument is \$-0- under Revenue and Taxation Code Section 11932 since no consideration is payable to the City in connection with the quitclaim, release and termination of the within described instruments.

**CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE
CUDAHY COMMUNITY DEVELOPMENT COMMISSION**

QUITCLAIM DEED

TO ALL INTERESTED PERSONS, PLEASE TAKE NOTICE:

-- PART ONE --

THIS QUITCLAIM DEED is dated as of November 9, 2020 by the City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic ("Successor Agency"). The Successor Agency is the grantor under this Quitclaim Deed, and the City of Cudahy, a municipal corporation (the "City") is the grantee under this Quitclaim Deed.

-- PART TWO --

The Successor Agency is the owner of the lands ("Site 5") situated in the City of Cudahy which are more particularly described in Exhibit "A" attached hereto. Pursuant to Successor Agency Resolution No. ____, dated November ____, 2020, the Successor Agency has requested the Los Angeles County First Supervisorial District Consolidated Oversight Board ("Oversight Board") to approve the transfer of Site 5 by the Successor Agency to the City of Cudahy by delivery and recordation of this Quitclaim Deed.

-- PART THREE --

The Oversight Board has adopted its Resolution No. COB 2020-____, dated November 9, 2020 entitled:

“A RESOLUTION OF THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING THE TRANSFER OF SITE 1, SITE 2, SITE 3, SITE 4, SITE 5 AND SITE 6 BY RESPECTIVE QUITCLAIM DEEDS FROM THE CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF CUDAHY PURSUANT TO THE 2015 LONG-RANGE PROPERTY MANAGEMENT PLAN IN ACCORDANCE WITH PART FIVE OF EACH SUCH QUITCLAIM DEED”

-- PART FOUR --

Upon the recordation of this Quitclaim Deed, the Successor Agency as the grantor hereby quitclaims, disclaims and grants Site 5 to the City as grantee, subject to the provisions of PART FIVE of this Quitclaim Deed.

-- PART FIVE --

Upon the recordation of this Quitclaim Deed, the City shall concurrently cause to be recorded a separate instrument affecting Site 5 and thereupon, the City shall hold title to Site 5 for the benefit of each of the “Taxing Entities,” as this term is defined in Health and Safety Code Section 34177(k), as provided in the compensation agreement referenced in such “Notice of Compensation Agreement” as recorded concurrently herewith.

Site 5 is quitclaimed, disclaimed and granted to the City under this Quitclaim Deed in its “AS IS”/ “WHERE IS”/ “SUBJECT TO ALL FAULTS CONDITION.”

THIS QUITCLAIM DEED IN FAVOR OF THE CITY OF CUDAHY IS DELIVERED BY THE SUCCESSOR AGENCY AS GRANTOR IN FAVOR OF THE CITY OF CUDAHY AS EVIDENCED BY THE SIGNATURES OF THE AUTHORIZED OFFICERS OF GRANTOR WHICH APPEARS BELOW.

GRANTOR

City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic

Date: _____

By: _____

Chair
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

Date: _____

By: _____

Executive Director
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

[Notary Acknowledgment Attached]

**CERTIFICATE OF ACCEPTANCE
OF
QUITCLAIM DEED**

(City of Cudahy)

This is to certify that the interest in real property conveyed by the within instrument entitled "Quitclaim Deed" in favor of the City of Cudahy as the grantee, is hereby accepted by the undersigned officer of the City of Cudahy on behalf of the City of Cudahy, a municipal corporation and subject to the provisions of PART FIVE of the Quitclaim Deed, the City of Cudahy consents to the recordation of the within instrument as evidenced by the signature of its duly authorized officer which appears below.

CITY

City of Cudahy, a municipal corporation

Date: _____

City Manager
City of Cudahy

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF SITE " 5 "
(2020 ASSESSOR PARCEL NO. 6224-034-900, 6224-034-901, 6224-034-902, 6224-034-903)

Legal description provided by Commonwealth Land Title Company, File No. 09197218-919-KRC-KRE

All that certain real property situated in the County of Los Angeles, State of California, described as follows: PARCEL 1: APN: 6224-034-901 AND 902

LOT 246 OF TRACT NO. 180, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 198, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN: 6224-034-903

ALL THAT PORTION OF LOT 244 OF TRACT NO. 180, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 198, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 245; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 245 AND SOUTHERLY LINE EXTENDED EASTERLY, SAID SOUTHERLY LINE BEING PARALLEL WITH THE NORTHERLY LINES OF LOTS 243, 244 AND 245 OF SAID TRACT, TO THE EASTERLY LINE OF SAID LOT 243 AND END OF SAID DESCRIBED LINE, SHOWN AS PARCEL 2 OF A CERTIFICATE OF COMPLIANCE NO. 8157, FOR LOT LINE ADJUSTMENT, RECORDED OCTOBER 21, 2009, AS INSTRUMENT NO. 20091594934, OF OFFICIAL RECORDS.

PARCEL 3: APN: 6224-034-900

ALL THAT PORTION OF LOT 243 OF TRACT NO. 180, IN THE CITY OF CUDAHY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGE 198, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 245; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 245 AND SOUTHERLY LINE EXTENDED EASTERLY, SAID SOUTHERLY LINE BEING PARALLEL WITH THE NORTHERLY LINES OF LOTS 243, 244 AND 245 OF SAID TRACT, TO THE EASTERLY LINE OF SAID LOT 243 AND END OF SAID DESCRIBED LINE, SHOWN AS PARCEL 3 OF A CERTIFICATE OF COMPLIANCE NO. 8157, FOR LOT LINE ADJUSTMENT, RECORDED OCTOBER 21, 2009, AS INSTRUMENT NO. 20091594934, OF OFFICIAL RECORDS.

ASSESSORS PARCEL NUMBER: **6224-034-900, 6224-034-901, 6224-034-902, AND 6224-034-903**

**RECORDING REQUESTED BY:
AND WHEN RECORDED, MAIL TO:**
City of Cudahy
Attn: City Clerk
City Hall
5220 Santa Ana Street
Cudahy, California 90201

(Space Above Line For Use by Recorder)

The undersigned City officials hereby declare that the Document Transfer Tax for the recordation of this instrument is \$-0- under Revenue and Taxation Code Section 11932 since no consideration is payable to the City in connection with the quitclaim, release and termination of the within described instruments.

**CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE
CUDAHY COMMUNITY DEVELOPMENT COMMISSION**

QUITCLAIM DEED

TO ALL INTERESTED PERSONS, PLEASE TAKE NOTICE:

-- PART ONE --

THIS QUITCLAIM DEED is dated as of November 9, 2020 by the City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic ("Successor Agency"). The Successor Agency is the grantor under this Quitclaim Deed, and the City of Cudahy, a municipal corporation (the "City") is the grantee under this Quitclaim Deed.

-- PART TWO --

The Successor Agency is the owner of the lands ("Site 6") situated in the City of Cudahy which are more particularly described in Exhibit "A" attached hereto. Pursuant to Successor Agency Resolution No. ____, dated November ____, 2020, the Successor Agency has requested the Los Angeles County First Supervisorial District Consolidated Oversight Board ("Oversight Board") to approve the transfer of Site 6 by the Successor Agency to the City of Cudahy by delivery and recordation of this Quitclaim Deed.

-- PART THREE --

The Oversight Board has adopted its Resolution No. COB 2020-____, dated November 9, 2020 entitled:

“A RESOLUTION OF THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING THE TRANSFER OF SITE 1, SITE 2, SITE 3, SITE 4, SITE 5 AND SITE 6 BY RESPECTIVE QUITCLAIM DEEDS FROM THE CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF CUDAHY PURSUANT TO THE 2015 LONG-RANGE PROPERTY MANAGEMENT PLAN IN ACCORDANCE WITH PART FIVE OF EACH SUCH QUITCLAIM DEED”

-- PART FOUR --

Upon the recordation of this Quitclaim Deed, the Successor Agency as the grantor hereby quitclaims, disclaims and grants Site 6 to the City as grantee, subject to the provisions of PART FIVE of this Quitclaim Deed.

-- PART FIVE --

Upon the recordation of this Quitclaim Deed, the City shall concurrently cause to be recorded a separate instrument affecting Site 6 and thereupon, the City shall hold title to Site 6 for the benefit of each of the “Taxing Entities,” as this term is defined in Health and Safety Code Section 34177(k), as provided in the compensation agreement referenced in such “Notice of Compensation Agreement” as recorded concurrently herewith.

Site 6 is quitclaimed, disclaimed and granted to the City under this Quitclaim Deed in its “AS IS”/ “WHERE IS”/ “SUBJECT TO ALL FAULTS CONDITION.”

THIS QUITCLAIM DEED IN FAVOR OF THE CITY OF CUDAHY IS DELIVERED BY THE SUCCESSOR AGENCY AS GRANTOR IN FAVOR OF THE CITY OF CUDAHY AS EVIDENCED BY THE SIGNATURES OF THE AUTHORIZED OFFICERS OF GRANTOR WHICH APPEARS BELOW.

GRANTOR

City of Cudahy as Successor Agency to the Cudahy Community Development Commission, a body corporate and politic

Date: _____

By: _____

Chair
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

Date: _____

By: _____

Executive Director
City of Cudahy as Successor
Agency to the Cudahy Community
Development Commission

[Notary Acknowledgment Attached]

**CERTIFICATE OF ACCEPTANCE
OF
QUITCLAIM DEED**

(City of Cudahy)

This is to certify that the interest in real property conveyed by the within instrument entitled "Quitclaim Deed" in favor of the City of Cudahy as the grantee, is hereby accepted by the undersigned officer of the City of Cudahy on behalf of the City of Cudahy, a municipal corporation and subject to the provisions of PART FIVE of the Quitclaim Deed, the City of Cudahy consents to the recordation of the within instrument as evidenced by the signature of its duly authorized officer which appears below.

CITY

City of Cudahy, a municipal corporation

Date: _____

City Manager
City of Cudahy

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION OF SITE " 6 "
(2020 ASSESSOR PARCEL NO. 6226-022-904, 6226-022-905, 6226-022-906,
6226-022-907, 6226-022-908, 6226-022-909, 6226-022-910, 6226-022-911)

Legal description provided by Commonwealth Land Title Company, File No. 09197219-919-KRC-KRE

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1:

Those portions of Lots 102, 103 and 104 of Tract No. 180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, in the Office of the County Recorder of said County, included within the following described boundary lines:

Beginning at a point in the Easterly line of said Lot 102, distant South 7° 08' West thereon 146.25 feet from the Northeasterly corner of Lot 102; thence North 82° 52' West 324.76 feet, more or less, to a point in the Easterly line of Wright Road, 50 feet wide (now part of Atlantic Avenue) as shown on said map; thence South 11° 52' East along said road, 51.83 feet to a point distant South 11° 52' East 206 feet from the Northwesterly corner of Lot 103 of said Tract No. 180; thence South 82° 52' East 308.06 feet, more or less to the Easterly boundary line of said Lot 102; thence North 7° 08' East along said Easterly line of Lot 102, a distance of 48.53 feet to the point of beginning.

Parcel 2:

That portion of Lots 102 and 103 of Tract No. 180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, in the Office of the County Recorder of said County, included within the following described boundary lines:

Beginning at a point in the Easterly line of said Lot 102, distant thereon South 7° 03' 00" West, 146.25 feet from the Northeasterly corner of Lot 102; thence along said Easterly line North 7° 08' 00" East 48.75 feet; thence North 82° 52' 00" West, 341.56 feet to a point in the Easterly line of Wright Road, 50 feet wide, (now part of Atlantic Avenue), distant South 11° 52' 00" East, along said road, 103 feet from the Northwesterly corner of said Lot 103; thence along said road, South 11° 52' 00" East, 51.67 feet, more or less, to a line that bears North 82° 52' 00" West, 324.76 feet, more or less from the point of beginning; thence South 32° 52' 00" East 324.76 feet, more or less, to a point of beginning.

Parcel 3:

Those portions of Lots 102 and 104 of Tract No. 180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Easterly line of said Lot 102 distant thereon North 07° 08' East 97.5 feet from the Southeasterly corner thereof, said point of beginning, being also the Northeasterly corner of the land conveyed to Grace Millar by deed recorded in Book 6732, Page 308, of Deeds, recorded in the office of the County Recorder of said

County; thence North 82° 52' West, along the Northerly line of said land so conveyed to Grace Millar, 74.43 feet; thence North 07° 08' East 48 feet; thence North 82° 52' West 216.53 feet to the Westerly line of said Lot 104; thence North 11° 52' West along the Westerly line of said Lot 104, 52.23 feet, more or less, to the Southwesterly corner of the land conveyed to F. H. Maxwell and wife by deed recorded in Book 6310, Page 186, of Deeds; thence South 82° 52' East along the Southerly line of said land so conveyed to F. H. Maxwell and wife, 308 feet, more or less, to the Easterly line of said Lot 102; thence South 07° 08' West, along the Easterly line of said Lot 102, 97.50 feet more or less, to the point of beginning.

Parcel 4:

Those portions of Lots 102 and 104 of Tract No. 180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, Records of Los Angeles County, described as follows:

Beginning at the Southwesterly corner of the land conveyed to James J. Burge by deed recorded in Book 2732, Page 358, of Official Records of said County, said point of beginning being North 11° 52' West along the Westerly line of said Lot 104, 103.47 feet, more or less, from the Southwesterly corner of said Lot; thence South 82° 52' East along the Southerly line of land so conveyed to Burge 200 feet; thence North 7° 08' East parallel with the Westerly line of said Lot 102, 48 feet; thence North 82° 52' West 216.53 feet, more or less, to a point in the Westerly line of said Lot 104; thence South 11° 52' East along the Westerly line 50.77 feet, more or less, to the point of beginning.

Parcel 5:

The South 97.5 feet of Lot 102, Tract No. 180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, in the Office of the County Recorder of said County.

Except the East 52.50 feet thereof.

Parcel 6:

That portion of Lot 104 of Tract No. 180, in the City of Cudahy, County of Los Angeles, State of California, as per map recorded in Book 13, Page 198, of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southwesterly corner of said Lot; thence along the Southerly line of said Lot, South 82° 52' East 135.84 feet to the Southeasterly corner of said Lot; thence along the Easterly line of said Lot, North 7° 08' East 97.50 feet; thence parallel with the Southerly line of said Lot, North 82° 52' West 169.41 feet, more or less, to the Westerly line of said Lot; thence along said Westerly line South 11° 52', East 103.12 feet, more or less, to the point of beginning.

Except therefrom the oil, gas and other minerals in and under said property, together with the exclusive right to use such portion of said property lying more than 500 feet under the surface for the extraction of oil, gas and minerals from said property or property in the vicinity thereof, however, with no rights of surface entry whatsoever, as contained in the deed executed by Mobil Oil Corporation, a Corporation, formerly Socony Mobil Oil Company, Inc., successor by merger to General Petroleum Corporation, a Corporation, formerly General Petroleum Company of California, a Corporation, organized under the laws of the State of New York, recorded May 21, 1971, as Instrument No. 321, Official Records.

Assessor's Parcel Number: 6226-022-904, 6226-022-905, 6226-022-906, 6226-022-907,
6226-022-908, 6226-022-909, 6226-022-910 & 6226-022-911

RESOLUTION NO. 20-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY ACKNOWLEDGING THE PROPOSED TRANSFER OF SIX (6) PARCELS OF LAND FROM THE SUCCESSOR AGENCY TO THE CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF CUDAHY AND SETTING A PUBLIC HEARING FOR CONSIDERATION OF ACCEPTANCE OF THE TRANSFER SUBJECT TO THE APPROVAL OF THE FIRST DISTRICT LOS ANGELES COUNTY CONSOLIDATED OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE

WHEREAS, the City of Cudahy (the “City”) has exercised its election to serve as the successor agency (the “Successor Agency”) to the Cudahy Community Development Commission as set forth under ABX1 26 (Stats 2011-12, 1st Ex. Sess., Chapter 5), as amended; and

WHEREAS, the Successor Agency has prepared and the State Department of Finance (“State DOF”) has approved the Cudahy Long Range Property Management Plan (“LRPMP”) which was approved by State DOF as of December 16, 2015; and

WHEREAS, the Successor Agency in its capacity as Successor Agency to the Cudahy Community Development Commission, is the owner of six (6) parcels of real property (singularly, the “Site” and collectively, the “Sites”) which are described in the LRPMP and identified by Los Angeles County Assessor Parcel Numbers in this Resolution; and

WHEREAS, the Successor Agency proposes to transfer title of all the Successor Agency Sites to the City described herein, at no cost to the City, for future development; and

WHEREAS, prior to transfer of the Sites to the City for future development, the LRPMP requires that a compensation agreement (“Compensation Agreement”) pursuant to Health and Safety Code Section 34180(f)(1) be secured with the affected taxing entities, which shall mean those public agencies who shall be parties to the Compensation Agreement referenced in Health and Safety Code Section 34171(k) that received pass-through payments or property taxes within the jurisdiction of the Cudahy Community Development Commission (“Taxing Entities”); and

WHEREAS, the Successor Agency proposes to transfer the Sites to the City with the intent that the City will hold the Sites for the benefit of the Taxing Entities subject to concurrent recordation of a notice of a require secured and final Compensation Agreement and any necessary review and approval of the First District Los Angeles County Consolidated Oversight Board (“Oversight Board”) and State DOF, as applicable; and

WHEREAS, the City Council seeks to set a public hearing at its regular meeting of November 17, 2020, to consider the City's acceptance of the six (6) Quitclaim Deeds transferring title of the Sites subject to the approval of the Oversight Board at its regular meeting of November 9, 2020, and approval of the State DOF.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CUDAHY DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. The information set forth in the Recital paragraphs of this Resolution is true and correct.

SECTION 2. The City Council hereby acknowledges the proposed action of the Successor Agency to transfer the following six (6) Sites by Quitclaim Deed to the City for the benefit of the Taxing Entities subject to the approval of the Oversight Board at its regular meeting of November 9, 2020 and subject to the approval of the State DOF:

Site	Assessor Parcel No.
Site 1	6224-001-901 / 6224-001-902
Site 2	6224-018-911 / 6224-018-912 / 6224-018-913 / 6224-018-914 / 6224-018-915
Site 3	6224-019-901
Site 4	6224-022-900 / 6224-022-901 / 6224-022-902 / 6224-022-903 / 6224-022-904
Site 5	6224-034-900 / 6224-034-901 / 6224-034-902 / 6224-034-903
Site 6	6226-022-904 / 6226-022-905 / 6226-022-906 / 6226-022-907 / 6226-022-908 / 6226-022-909 / 6226-022-910 / 6226-022-911

SECTION 3. The City Council hereby sets a public hearing for the consideration and formal acceptance of the Sites by the City at its regular meeting of November 17, 2020.

SECTION 4. The City Manager is hereby authorized and directed to take all necessary actions to effectuate the conduct of a public hearing in accordance with this Resolution.

SECTION 5. This Resolution shall take effect upon adoption. The City Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Cudahy at its adjourned regular meeting on this 4th of November, 2020.

Elizabeth Alcantar
Mayor of the City of Cudahy

ATTEST:

Richard Iglesias
City Clerk of the City of Cudahy

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CUDAHY)

I, Richard Iglesias, City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No.20-35 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the City Clerk at an adjourned regular meeting of said City Council held on the 4th day of November, 2020 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Richard Iglesias
City Clerk of the City of Cudahy



CITY OF CUDAHY CALIFORNIA

Incorporated November 10, 1960

5220 Santa Ana Street
 Cudahy, California 90201-6024
 (323)773-5143
 Fax: (323) 771-2072

NOTICE OF VIRTUAL PUBLIC HEARING

(City of Cudahy as Successor Agency to the former Cudahy Community Development Commission)

TO ALL INTERESTED PERSONS

PLEASE TAKE NOTICE OF PROPOSED ACTION BY THE LOS ANGELES COUNTY FIRST SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD RELATING TO THE TRANSFER OF LANDS OWNED BY THE CITY OF CUDAHY AS SUCCESSOR AGENCY TO THE FORMER CUDAHY COMMUNITY DEVELOPMENT COMMISSION TO THE CITY CUDAHY

The City of Cudahy as the Successor Agency to the former Cudahy Community Development Commission (“Successor Agency”) has previously prepared a document entitled “2015 Long Range Property Management Plan,” dated October 2015 (the “Cudahy LRPMP”). The State Department of Finance has previously approved the Cudahy LRPMP as of December 16, 2015. A copy of the Cudahy LRPMP may be inspected by interested persons at the City of Cudahy (the “City”) located at 5220 Santa Ana Street, Cudahy, California 90201 or on the City website at: <https://www.cityofcudahy.com/DocumentCenter/View/327/2015-Long-Range-Property-Management-Plan-PDF?bidId=>

The Successor Agency proposes to transfer title to the City of all of the Successor Agency lands described in the Cudahy LRPMP, subject to the approval of the Los Angeles County First Supervisorial District Consolidated Oversight Board (the “Oversight Board”). These lands (the “Sites”) are generally identified as follows:

Site	Assessor Parcel No.
Site 1	6224-001-901 / 6224-001-902;
Site 2	6224-018-911 / 6224-018-912 / 6224-018-913 / 6224-018-914 / 6224-018-915;
Site 3	6224-019-901;
Site 4	6224-022-900 / 6224-022-901 / 6224-022-902 / 6224-022-903 / 6224-022-904;
Site 5	6224-034-900 / 6224-034-901 / 6224-034-902 / 6224-034-903;

Site 6	6226-022-904 / 6226-022-905 / 6226-022-906 / 6226-022-907 / 6226-022-908 / 6226-022-909 / 6226-022-910 / 6226-022-911
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Each of the Sites is more particularly described in the Cudahy LRPMP and collectively, each Site is referenced in the Notice as the “Sites.”

NOTICE IS HEREBY GIVEN THAT pursuant to Health and Safety Code Section 34181(f), that the Oversight Board will hold a meeting to consider the Successor Agency request to transfer the Sites to the City as follows:

Date: Monday, November 9, 2020
Time: 9:00 AM

To participate in the Oversight Board meeting on November 9, 2020, you may register at: *(Please find Access Code below to use during the event after registering.)*

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/onstage/g.php?MTID=e8a56295e80630e3655131271454ea4ea>

Then after each interested person has registered with the Oversight Board, each such person may join the virtual meeting via computer or smart phone.

TO LISTEN TO THE OVERSIGHT BOARD BY TELEPHONE:

Dial-in: +1-415-655-0001 and enter Access Code: 145-743-9866.

At the above designated virtual public meeting on November 9, 2020, the Oversight Board will consider the adoption of a resolution authorizing the Successor Agency to transfer all of the Sites to the City subject to further action by the City to sell or dispose of each Site as provided in the Cudahy LRPMP. The Successor Agency proposes to transfer each Site to the City by delivery of a quitclaim deed approved by the Oversight Board. The transfer of each of the Sites to the City shall be subject to the City entering into one or more “compensation agreements” (Health and Safety Code Section 34181(f)(1)) with each of the “Taxing Entities” (Health and Safety Code Section 34171(k)) before any such Site may be disposed of by the City for future development under Health and Safety Code Section 34195(e)(2).

For those interested person who would like to be heard regarding the matter, you must register with the Oversight Board to join the WebEx Event. For those calling in via telephone who have not registered with the Oversight Board before November 9, 2020, you will be able to listen to the Oversight Board meeting on November 9, 2020, but you will not be able to provide comment to the Oversight Board during the meeting. However, you may email your comments to lacobsubmittal@bos.lacounty.gov or via mail to: Los Angeles County First Supervisorial District Consolidated Oversight Board, 500 W. Temple Street, Room B-50-B, Los Angeles, California 90012 by 5:00 p.m. the day prior to the scheduled meeting. The Oversight Board staff report, resolution, and any supporting documentation for this action will also be available at the Cudahy City Hall 5220 Santa Ana Street, Cudahy, California 90201, and is available for inspection during normal

business hours, and on the Successor Agency's at www.cityofcudahyca.gov at least 72 hours prior to the Oversight Board meeting.

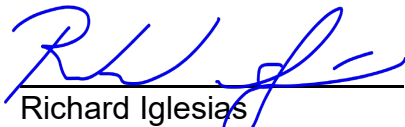
Written public comment or documentation must be submitted no later than 5:00 p.m. the day before the scheduled meeting. Please include the Agenda Item Number and Meeting Date in your correspondence. Correspondence received shall become part of the official record.

ACCOMMODATIONS: Accommodations, American Sign Language (ASL) interpreters, or assisted listening devices are available with at least three business days' notice before the meeting date. Agendas in Braille and/or alternate formats are available upon request. Please telephone (213) 974-1060 (voice) or (213) 974 1707 (TDD), from 8:00 a.m. 5:00 p.m., Monday through Friday.

Para Información en español, por favor comuníquese a la oficina de Servicios de Comisión al numero (213) 974-1060 entre 8:00 a.m. Y 5:00 p.m. Lunes a Viernes.

At the time and place noted above, all person interested in the above matter may participate to be heard via this virtual meeting

Dated this 28th day of October 2020


Richard Iglesias
Assistant City Clerk
City of Cudahy