

OVERSIGHT BOARD MEETING
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA

August 4, 2015
3:00 p.m.

City Hall – Suite 100, Mural Room
23920 Valencia Boulevard
Santa Clarita, CA 91355

AGENDA

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Redevelopment Division at (661) 286-4141. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

I. CALL TO ORDER

II. FLAG SALUTE

III. ROLL CALL

IV. APPROVAL OF AGENDA

V. NEW BUSINESS

1. REPORT ON HOUSING SUCCESSOR ACTIVITIES

On September 26, 2013, the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita approved a Transfer Agreement to transfer \$5,056,509 in housing bond proceeds to the Housing Successor. The Transfer Agreement requires the Housing Successor to undertake housing activities in conformance with California Redevelopment law and other modifying legislation and to report annually to the Oversight Board on the expenditure of any housing bond proceeds.

Recommended Action:

Receive presentation on the actions of the Housing Successor and adopt Resolution 15-04 receiving and filing the annual report from the Housing Successor regarding housing bond proceeds.

2. UPDATE ON LONG RANGE PROPERTY MANAGEMENT PLAN

On July 14, the City Council and the Successor Agency entered into an Exclusive Negotiation Agreement (ENA) with Laemmle Theatre for one portion of the Redevelopment Block to build a movie theater, and the Successor Agency entered into a separate ENA with Serrano Development Group, Inc./Pacific Coast Housing Development, LLC, (Serrano) for a second portion of the Redevelopment Block to build a mixed-use project.

Recommended Action:

Receive presentation on the actions of the Successor Agency in implementing the Long Range Property Management Plan which was approved by the Oversight Board on December 17, 2013, and approved by the California Department of Finance (DOF) on June 27, 2014.

3. APPROVAL OF PROPERTY TRANSFER OF REDEVELOPMENT BLOCK

As part of the dissolution of the Redevelopment Agency, any property that was owned either wholly or in part by the former Redevelopment Agency, with the exceptions of those determined to be assets of the Housing Successor Agency, are subject to a Long Range Property Management Plan (LRPMP), which governs the disposition and use of Redevelopment Agency properties. The LRPMP, which was approved by the Oversight Board on December 17, 2013, and approved by the California Department of Finance (DOF) on June 27, 2014, indicated that the Redevelopment Block should be listed for sale. The City still holds title to the Redevelopment Block, a situation that is not unique to Santa Clarita. The DOF recently began addressing this issue and has ordered that parcels must be first transferred to Successor Agencies before they can be disposed of consistent with an adopted LRPMP.

Recommended Action:

Receive presentation on the actions of the Successor Agency and adopt Resolution 15-05 to accept the transfer of real property consisting of nine (9) parcels constituting the Redevelopment Block via Quitclaim Deed from the City of Santa Clarita to the Successor Agency.

VI. PUBLIC PARTICIPATION

This time has been set aside for the public to address the Board on items that are NOT on the agenda. The Board will not act upon those items at this meeting, other than to review and return without action, or provide direction to staff. ALL speakers must submit a speaker's slip to the Meeting Clerk PRIOR to this portion of the meeting, and prepare a presentation not to exceed three (3) minutes.

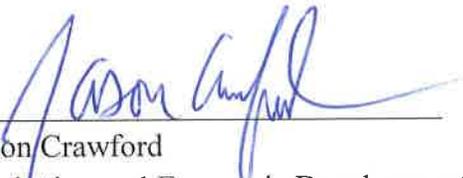
VII. STAFF COMMENTS

VIII. ADJOURNMENT

Complete packets are available for public inspection at City Hall. Any writings or documents distributed to a majority of the members of the Oversight Board regarding any open session item on this agenda will be made available for public inspection in City Hall, Suite 120 located at 23920 Valencia Boulevard, during normal business hours. These writings or documents will also be available for review at the meeting. Thank you for attending the Oversight Board meeting. If you have any questions or wish to know more about the Successor Agency or the Oversight Board, please call (661) 255-4347 Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Fridays 8:00 a.m. to 5:00 p.m.

CERTIFICATION

I, Jason Crawford, do hereby certify that I am the duly appointed and qualified Marketing and Economic Development Manager for the Successor Agency of the former Redevelopment Agency of the City of Santa Clarita, and that on July 30, 2015 between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall.



Jason Crawford
Marketing and Economic Development Manager
Santa Clarita, California

**OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA**

AGENDA REPORT

Approved By: _____

Presented By: Erin Lay

DATE: August 4, 2015

SUBJECT: REPORT ON HOUSING SUCCESSOR ACTIVITIES

Recommended Action

Receive presentation on the actions of the Housing Successor and adopt Resolution 15-04, receiving and filing the annual report from the Housing Successor regarding housing bond proceeds.

Background

On September 26, 2013, the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita approved a Transfer Agreement to transfer \$5,056,509 in housing bond proceeds to the Housing Successor. The Transfer Agreement requires the Housing Successor to undertake housing activities in conformance with California Redevelopment law and other modifying legislation and to report annually to the Oversight Board on the expenditures of any housing bond proceeds.

Use of Housing Bond Proceeds in 2014

In 2014, the Housing Successor used \$1,050,123 in housing bond proceeds to transfer a piece of property, commonly called the Caltrans parcel, from ownership by the City as a grantee of the State Department of Housing and Community Development (HCD), to ownership by the City acting as the Housing Successor.

The Caltrans parcel was originally acquired by the City in 2010 using a 2009 Neighborhood Stabilization Program (NSP) grant from HCD with the requirement the land be used to develop affordable housing. A 30-unit affordable rental project for that site was approved by the Planning Commission on July 19, 2011. A Disposition and Development Agreement with the affordable housing developers, committing redevelopment housing funds to the project for construction, was to go to the City Council in July 2011. However, due to the dissolution of redevelopment the project was put on hold.

The NSP funds used to acquire the Caltrans parcel had a deadline of September 2011 for the development of affordable housing units. Because redevelopment housing funds were

Oversight Board Item 1 Agenda Report

August 4, 2015

Page 2 of 2

unavailable to commit to the project the City was unable to meet the NSP deadline, and the funds had to be repaid to HCD. City staff negotiated with HCD to delay the repayment of the NSP grant funds until the housing bond proceeds became available through the process outlined in AB 1484.

The NSP funds were repaid using housing bond proceeds and the Caltrans parcel was retained for use for affordable housing. The use of housing bond proceeds in this manner is consistent with the requirements of the bond covenants.

Fiscal Impact

There is no fiscal impact as a result of this item.

Attachments

A – Resolution 15-04

Exhibit A - Housing Successor Activities 2014

RESOLUTION 15-04

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARITA, CALIFORNIA, RECEIVING AND FILING THE ANNUAL REPORT FROM THE HOUSING SUCCESSOR REGARDING HOUSING BOND PROCEEDS

WHEREAS, on September 26, 2013 the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita approved a Transfer Agreement to transfer \$5,056,509 in housing bond proceeds to the Housing Successor.

WHEREAS, the Transfer Agreement requires the Housing Successor to report annually to the Oversight Board on the expenditure of any housing bond proceeds.

WHEREAS, the \$5,056,509 in housing bond proceeds was placed on the Recognized Obligation Payment Schedule for the period of January 1, 2014 to June 30, 2014 (ROPS (B)), which was subsequently approved by the Oversight Board on September 26, 2013 in Resolution 13-05.

WHEREAS, the ROPS (B) was submitted to the Los Angeles County Auditor-Controller, the State Controller, and the State Department of Finance (DOF) Oversight Board on September 27, 2014.

WHEREAS, the ROPS (B) was accepted by DOF on October 1, 2013 and the \$5,056,509 was transferred to the Housing Successor on January 1, 2014.

WHEREAS, the report on the activities of the Housing Successor with respect to the aforementioned housing bond proceeds was presented to the Oversight Board on August 4, 2015 and no other action of the Oversight Board is required.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The Oversight Board hereby receives and files the report attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED this 4th day of August 2015.

Kenneth W. Striplin
Chairperson

ATTEST:

Marilyn Sourgose
Oversight Board Meeting Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Marilyn Sourgose, Oversight Board Meeting Clerk, do hereby certify that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita at a regular meeting thereof, held on the 4th day of August, 2015, by the following vote:

AYES:

NOES:

ABSENT:

Oversight Board Meeting Clerk

Housing Successor Activities 2014

Oversight Board Meeting
August 4, 2015

BACKGROUND

2010

- Exclusive Negotiation Agreement with CORE and Related
- Acquired Caltrans parcel

2011

- Entitlement of Newhall Avenue Development
- Dissolution of Redevelopment

2013

- \$5,056,509 in housing bond proceeds placed on the 13-14 (B) Recognized Obligation Payment Schedule (ROPS)

USE OF HOUSING BOND PROCEEDS

2014

- \$5,056,509 transferred to the Housing Successor
- \$1,050,123 in housing bond proceeds used to transfer the Caltrans parcel from ownership by the City as a grantee of the State Department of Housing and Community Development (HCD), to ownership by the City acting as the Housing Successor.

STAFF RECOMMENDATION

Oversight Board adopt Resolution 15-04, receiving and filing the report from the Housing Successor regarding the use of housing bond proceeds in 2014

**OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA**

AGENDA REPORT

Approved By: _____



Presented By: Jason Crawford

DATE: August 4, 2015

SUBJECT: REPORT ON LONG RANGE PROPERTY MANAGEMENT PLAN

Recommended Action

Receive presentation on the actions of the Successor Agency in implementing the Long Range Property Management Plan which was approved by the Oversight Board on December 17, 2013, and approved by the California Department of Finance (DOF) on June 27, 2014.

Background

The Redevelopment Agency of the City of Santa Clarita (Redevelopment Agency), in partnership with the City of Santa Clarita (City), acquired a block of property in Old Town Newhall in November 2008. The approximately 2-acre site encompasses one full City block, directly across the street from the Old Town Newhall Library, bounded by Lyons Avenue to the north, Railroad Avenue to the east, 9th Street to the south, and Main Street to the west (the Redevelopment Block). As a result of the dissolution of the Redevelopment Agency as dictated by ABx1 26 and AB 1484 (collectively - the Redevelopment Dissolution Bills), the Redevelopment Block now has multiple ownership interests due to the type of funds used to purchase the property, and includes: the City (approximately 11%); the City as the Housing Successor Agency to the former Redevelopment Agency (approximately 43%); and the Successor Agency to the former Redevelopment Agency (approximately 46%). In March 2011, the parcels constituting the Redevelopment Block were transferred from the former Redevelopment Agency to the City in anticipation of the Legislature's enactment of the first of the Redevelopment Dissolution Bills.

As part of the dissolution of the Redevelopment Agency, any property that was owned either wholly or in part by the former Redevelopment Agency, with the exceptions of those determined to be assets of the Housing Successor Agency, are subject to a Long Range Property Management Plan (LRPMP), which governs the disposition and use of Redevelopment Agency properties. The LRPMP, which was approved by the Oversight Board on December 17, 2013, and approved by the California Department of Finance (DOF) on June 27, 2014, indicated that the Redevelopment Block should be listed for sale.

As part of the LRPMP submittal, the Oversight Board and the DOF also approved a set of property disposition procedures to guide the process that must be undertaken to sell the property. This included a requirement that potential purchasers submit a proposal for the development of the property that is consistent with the Old Town Newhall Specific Plan. The purpose of this requirement, and the other requirements in the procedures, was to drive the sale of the property to a buyer that will develop the property in a timely manner, meet the City's ultimate goals for the revitalization of the Old Town Newhall area, and provide the best benefit for the taxing entities over the long term, not just at the time of the property sale.

RFQ Process

To facilitate the sale of the Redevelopment Block, a Request for Qualifications (RFQ) to find one or more development partners was released in November 2014. The RFQ was delivered to over 98 development firms, as well as being posted on the City's website. The RFQ asked potential development partners to submit proposals that would provide for a high quality, mixed-use project on this site that combines retail and residential uses, a theater component, public parking, or other similar uses.

The RFQ process included a two-round submittal and evaluation approach, with the following elements:

- Round One: Respondents were required to provide a letter of introduction, identify key team development members, share relevant project experience, outline details related to how they intend to approach the projects, provide financial data to ensure they have the capital necessary to build this project, and references.
- Round Two: Selected developers were requested to submit a Letter of Intent that identifies the development proposal, including land uses, massing, financing structure, estimated property value, and any other considerations for the City and the Successor Agency to evaluate as part of their proposal.

First round responses were due to the City on January 30, 2015, and five responses were received. City staff and Kosmont Companies, the consultant retained by the Successor Agency to assist with the RFQ process, reviewed the proposals. Kosmont Companies has extensive experience with helping Successor Agencies evaluate proposals from developers. Three proposals were eliminated and two were moved forward to the second round. The three eliminated from the process did not include a theater component in their proposals, nor did they include public parking. The two proposals moved forward were Laemmle/Serrano/Pacific Coast and Maya/HighRidge Costa. These two proposals best understood the goals of the City and the Successor Agency, provided projects that were consistent with the types of uses requested, and showed that they had the financial capability to develop the site.

The second round included meetings with City staff to discuss and refine their individual projects to best meet the goals of the City and the Successor Agency. Both developers provided a response to the second round of the RFQ process, and staff, along with Kosmont Companies, evaluated those responses. Responses were evaluated based on development timelines, the

proposed development profile, proposed acquisition structure, public amenities to be provided, public parking availability, financing mechanism to support the development, and the financial impact for the City, the Successor Agency, and the taxing entities as a result of the ultimate development of the site.

On July 14, the City Council and the Successor Agency entered into an Exclusive Negotiation Agreement (ENA) with Laemmle Theatre for one portion of the Redevelopment Block to build a movie theater, and the Successor Agency entered into a separate ENA with Serrano Development Group, Inc./Pacific Coast Housing Development, LLC, (Serrano) for a second portion of the Redevelopment Block to build a mixed-use project.

- Laemmle Theatres
Laemmle Theatres, LLC, has been in operation for over 70 years providing independent, foreign, and art house cinema in the greater Los Angeles region.
- Serrano Development Group, Inc./Pacific Coast Housing Development, LLC
Serrano Development Group, Inc., is a multifaceted real estate investment and development company based out of Glendale, California. They have experience in multi-family, industrial, and retail projects throughout the southwestern United States, including the current 'Laemmle Lofts' project in Glendale. Serrano Development Group, Inc., has assembled Pacific Coast Housing Development, LLC, as their development partners in this project. Pacific Coast Housing Development, LLC, was formed in 2009 and focuses on the ownership and management of commercial and office real estate.

The development profile proposed for the Redevelopment Block includes the following elements for two separate projects:

- Laemmle Theatres
 - Purchase approximately 12,000 square feet of the Redevelopment Block
 - Build a six-screen, 20,800 square-foot Laemmle Art House Movie Theatre
- Serrano Development Group, Inc./Pacific Coast Housing Development, LLC
 - Purchase approximately 37,500 square feet of the Redevelopment Block
 - Build a mixed-use project consisting of approximately 19,300 square feet of retail and 46 ownership or rental residential units, with a product mix of 1-, 2-, and 3-bedrooms

Economic Impact

The Laemmle Theatres project and the Serrano mixed use project will generate increased sales tax and increased property tax, while also serving as an anchor to bring additional customers to the Old Town Newhall area and increase economic activity for those adjacent businesses. The estimated amount of new sales at businesses in Old Town Newhall that will be generated from these projects is expected to be approximately \$4,000,000 annually.

The amounts generated by the projects themselves are:

- Laemmle Theatres
 - Generate approximately \$450,000 in sales in the first year
 - Increase the property tax to the City by approximately \$6,475 in the first year
- Serrano Development Group, Inc./Pacific Coast Housing Development, LLC
 - Generate approximately \$7,720,000 in sales in the first year
 - Increase the property tax to the City by approximately \$22,950 in the first year

Parking

The Old Town Newhall Specific Plan, approved by the City Council in 2005, calls for a public parking structure to be built in this area that would provide approximately 400 parking spaces. A third, separate and coordinated project would move forward through the City process, and ultimately for City Council consideration, regarding the design and construction of a public parking structure. Initial estimates show that approximately 300 parking spaces could be provided.

Next Steps

The action taken by the Successor Agency to enter into these ENA's provide 90 days for all parties to reach the terms that will ultimately guide the sale and development of the site, including refining the following details: purchase price; development phasing and timelines; details of the ultimate development that will be proposed through an entitlement process with the City; and financial information. Each ENA would provide for the ability to extend the negotiation period, provided that satisfactory progress is being made during the negotiation period. Upon successful negotiation of each ENA, an item would be brought back to City Council and the Successor Agency, for their consideration, to enter into a Purchase and Sale Agreement (PSA) and financial assistance agreement with Laemmle Theatres and/or to enter into a PSA with Serrano. The PSA would then be brought to the Oversight Board for consideration, and ultimately DOF for approval. Upon execution of the PSA, Laemmle Theatres and Serrano would commence the project design and entitlement process.

Any action taken by the Successor Agency with regard to the disposition of the Redevelopment Block is subject to the Redevelopment Dissolution Bills. This means that actions taken by the Successor Agency must be provided to the Oversight Board for its approval. If approved by the Oversight Board, the DOF must also review this action for approval, which may take up to 45 days from the date of the Oversight Board action.

Fiscal Impact

There is no fiscal impact as a result of this item.

JC:tls

S:CD/!Housing/Redevelopment/Successor Agency/Oversight Board/Meetings/2015/August, 4, 2015/Item 2 -LRPMP Update

**OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA**

AGENDA REPORT

Approved By: _____



Presented By: Jason Crawford

DATE: August 4, 2015

SUBJECT: APPROVAL OF PROPERTY TRANSFER OF REDEVELOPMENT BLOCK

Recommended Action

Receive presentation on the actions of the Successor Agency and adopt Resolution 15-05 to accept the transfer of real property consisting of nine (9) parcels constituting the Redevelopment Block via Quitclaim Deed from the City of Santa Clarita to the Successor Agency.

Background:

The Redevelopment Agency of the City of Santa Clarita (Redevelopment Agency), in partnership with the City of Santa Clarita (City), acquired a block of property in Old Town Newhall in November 2008. The approximately 2-acre site encompasses one full City block, directly across the street from the Old Town Newhall Library, bounded by Lyons Avenue to the north, Railroad Avenue to the east, 9th Street to the south, and Main Street to the west (the Redevelopment Block). As a result of the dissolution of the Redevelopment Agency as dictated by ABx1 26 and AB 1484 (collectively - the Redevelopment Dissolution Bills), the Redevelopment Block now has multiple ownership interests due to the type of funds used to purchase the property, and includes: the City; the City as the Housing Successor Agency to the former Redevelopment Agency; and the Successor Agency to the former Redevelopment Agency. In March 2011, the parcels constituting the Redevelopment Block were transferred from the former Redevelopment Agency to the City in anticipation of the Legislature's enactment of the first of the Redevelopment Dissolution Bills.

As part of the dissolution of the Redevelopment Agency, any property that was owned either wholly or in part by the former Redevelopment Agency, with the exceptions of those determined to be assets of the Housing Successor Agency, are subject to a Long Range Property Management Plan (LRPMP), which governs the disposition and use of Redevelopment Agency properties. The LRPMP, which was approved by the Oversight Board on December 17, 2013, and approved by the California Department of Finance (DOF) on June 27, 2014, indicated that the Redevelopment Block should be listed for sale. The City still holds title to the Redevelopment Block, a situation that is not unique to Santa Clarita. Many cities that received real property from their Successor Agencies in anticipation of the Redevelopment Dissolution

Bills hold title to property, in good faith, for the purpose of not clouding title to the property and with plans to transfer any funds received from the sale of the property to their respective Successor Agencies for use or distribution consistent with the Redevelopment Dissolution Bills. The DOF is addressing this issue and has ordered that parcels must be transferred to Successor Agencies before they can be disposed of consistent with an adopted LRPMP.

On July 14, 2015, the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita adopted a resolution to approve the acceptance of the transfer of real property consisting of nine (9) parcels constituting the Redevelopment Block via Quitclaim Deed from the City of Santa Clarita to the Successor Agency.

If approved by the Oversight Board, the next step will be to submit this to the California Department of Finance for approval, and then the Executive Director of the Successor Agency or designee will be authorized to accept the property transfer and to take such further actions as may be necessary to carry out the intent of this Resolution.

Fiscal Impact

There is no fiscal impact as a result of this item.

Attachments

A – Resolution 15-05

Exhibit A – Resolution 11-8

Exhibit B – Quitclaim Deed

Exhibit C – Resolution SA 15-02

RESOLUTION 15-05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF SANTA
CLARITA, CALIFORNIA, APPROVING THE ACCEPTANCE
BY THE SUCCESSOR AGENCY OF CERTAIN REAL
PROPERTY TRANSFERRED TO IT BY THE CITY OF SANTA
CLARITA

WHEREAS, pursuant to authority granted under Community Redevelopment Law (CRL) (California Health and Safety Code Section 33000 *et seq.*), the former Redevelopment Agency of the City of Santa Clarita (Redevelopment Agency) had responsibility to implement the Redevelopment Plans for the Newhall Redevelopment Project Area (Project Area); and

WHEREAS, pursuant to California Health and Safety Code Section 33220, the City of Santa Clarita (City) was authorized to assist the Redevelopment Agency for the purpose of aiding and cooperating in the planning, undertaking, construction, and operation of redevelopment projects located within the jurisdiction of the City, upon the terms and with or without consideration as the City determined; and

WHEREAS, in anticipation of the dissolution of the Redevelopment Agency in 2011, pursuant to Assembly Bill 26 (ABx1 26), the Redevelopment Agency transferred its fee interest in several parcels of real property, known collectively as the Redevelopment Block, to the City via a resolution attached hereto as Exhibit A; and

WHEREAS, the City agreed to serve as the Successor Agency to the Redevelopment Agency (Successor Agency) commencing upon dissolution of the Redevelopment Agency on February 1, 2012, as allowed by ABx1 26; and

WHEREAS, pursuant to Assembly Bill 1484 (together with ABx1 26 - the Dissolution Acts), the City, acting as the Successor Agency, was subject to development of a Long Range Property Management Plan (LRPMP) to govern the disposition and use of the Successor Agency's real property, including the several parcels known as the Redevelopment Block; and

WHEREAS, the City had retained the several parcels known as the Redevelopment Block during the wind-down of the former Redevelopment Agency for the purpose of keeping title to the parcels clear and for administrative ease, but it has been the City's intent to comply fully with the Dissolution Acts in the disposal of those parcels; and

WHEREAS, pursuant to the Dissolution Acts, the LRPMP was approved by the California Department of Finance (DOF) on June 27, 2014, and requires that the several parcels constituting the Redevelopment Block be transferred by the City to the Successor Agency to be disposed of consistent with the requirements of the Dissolution Acts and the terms and procedures set forth in the LRPMP; and

WHEREAS, the City has prepared a Quitclaim Deed to transfer the property interests to the Successor Agency in the form attached hereto as Exhibit B, and the Successor Agency will then accept the transfer of the Redevelopment Block; and

WHEREAS, on July 14, 2015 the Governing Board of the Successor Agency to the former Redevelopment Agency adopted Resolution SA 15-02 attached hereto as Exhibit C accepting the real property transfer contingent upon approval of the Oversight Board.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The Oversight Board hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for adoption of this Resolution.

SECTION 2. The property transfer is approved contingent on the approval of the California Department of Finance, and consistent with the Department of Finance approval, the Executive Director of the Successor Agency or designee is authorized to accept the property transfer.

SECTION 3. The Executive Director or designee is authorized to take such further actions as may be necessary to carry out the intent of this resolution. City Manager and his designees are authorized to execute the Quitclaim Deed attached hereto as Exhibit B, and to take such further actions as may be necessary to carry out the intent of this Resolution.

SECTION 4. The Oversight Board Meeting Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 4th day of August 2015.

Kenneth W. Striplin
Chairperson

ATTEST:

Marilyn Sourgose
Oversight Board Meeting Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Marilyn Sourgose, Oversight Board Meeting Clerk, do hereby certify that the foregoing Resolution was duly adopted by the Oversight Board of the former Redevelopment Agency of the City of Santa Clarita at a regular meeting thereof, held on the 4th day of August 2015, by the following vote:

AYES: BOARDMEMBERS:

NOES: BOARDMEMBERS:

ABSENT: BOARDMEMBERS:

Oversight Board Meeting Clerk

EXHIBIT A

RESOLUTION 11-8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING A REAL PROPERTY TRANSFER AND COOPERATIVE AGREEMENT BETWEEN THE CITY OF SANTA CLARITA AND THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARITA FOR CERTAIN REAL PROPERTY OWNED BY THE REDEVELOPMENT AGENCY

WHEREAS, The City Council of the City ("City Council") has adopted Redevelopment Plans (each individually, a "Redevelopment Plan"; and collectively, the "Redevelopment Plans") for the Newhall Redevelopment Project Area, ("Project Area"); and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.) ("Redevelopment Law"), the Redevelopment Agency of the City of Santa Clarita ("Agency") is undertaking a program to redevelop the Project Area; and

WHEREAS, pursuant to Section 33430 of the Redevelopment Law, a redevelopment agency may, within the survey area or for purposes of redevelopment, sell, transfer, assign or otherwise dispose of any real or personal property or any interest in property; and

WHEREAS, the Agency owns the fee interest in each of the real properties (each individually, a "Property"; and collectively, the "Properties") and is the landlord in certain leases on the Property, described in Exhibit A of the Real Property Transfer and Cooperative Agreement attached hereto as Exhibit I and incorporated herein by reference (the "Agreement"); and

WHEREAS, pursuant to Section 33205 of the Redevelopment Law, a redevelopment agency is authorized to delegate to a community any of the powers or functions of the agency with respect to the planning or undertaking of a redevelopment project in the area in which such community is authorized to act, and such community is authorized to carry out or perform such powers or functions for the redevelopment agency; and

WHEREAS, pursuant to Section 33220(g) of the Redevelopment Law, any public entity, for the purpose of aiding and co-operating in the planning, undertaking, construction, or operation of redevelopment projects located within the area in which such public entity is authorized to act, may, with or without consideration, acquire land in a project area from a redevelopment agency for redevelopment in accordance with the redevelopment plan for such project area; and

WHEREAS, pursuant to Section 33220(e) of the Redevelopment Law, a redevelopment agency may enter into agreements with any public entity respecting any action to be taken pursuant to any of the powers granted by the Redevelopment Law or any other law (and such agreement may extend over any period, notwithstanding any law to the contrary); and

WHEREAS, the City of Santa Clarita ("City") desires to aid, and cooperate with, the Agency in the planning, undertaking, construction and operation of redevelopment projects, and in that regard the Agency has determined to convey the Properties to the City and to delegate to the City the powers and functions of the Agency with respect to the planning and undertaking of redevelopment projects in accordance with the Redevelopment Plans, and the City has determined to accept the conveyance of the Properties and the Agency's delegation of its powers and functions and in that regard, the Agency and City wish to enter into the Agreement; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA CLARITA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby finds that it can be seen with certainty that there is no possibility that the approval of the Agreement may have a significant effect on the environment. The approval of the Agreement does not authorize construction and will not result in a direct or indirect physical change in the environment. The Agreement provides that prior to commencement of work on any redevelopment project, all necessary review required by the California Environmental Quality Act ("CEQA") shall be completed. The adoption of this Resolution and approval of the Agreement is therefore exempt from the environmental review requirements of CEQA pursuant to Section 15061(b) (3) of Title 14 of the California Code of Regulations. Staff is hereby directed to file a Notice of Exemption with the County Clerk within five days of the adoption of this Resolution pursuant to Section 15062 of Title 14 of the California Code of Regulations.

SECTION 2. The City Council hereby approves the Agreement in the form attached hereto as Exhibit 1 and hereby authorizes and directs the City Manager, the Mayor, or any other officer of the City designated by them in writing (each, an "Authorized Officer"), acting singly, to execute and deliver the Agreement in substantially said form with such changes therein as the Authorized Officer executing the same may approve (such approval to be conclusively evidenced by the execution and delivery thereof).

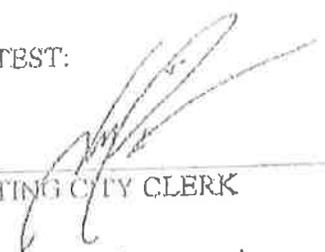
SECTION 3. The Authorized Officers of the City are hereby authorized and directed to do any and all things and to execute and deliver, and if appropriate, record, any and all documents which they may deem necessary or advisable in order to effectuate the purposes of this Resolution, including, but not limited to the execution of assignments of leases and acceptances of deeds, and any such actions previously taken by such officers are hereby ratified and confirmed.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this fifteenth day of March 2011.

Marsha McLean
MAYOR

ATTEST:



ACTING CITY CLERK

DATE: 4-15-11

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Kevin Tonoian, Acting City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a special meeting thereof, held on the fifteenth day of March 15, 2011; by the following vote:

A YES: COUNCILMEMBERS: Ender, Ferry, Kellar, McLean

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Weste



ACTING CITY CLERK

RECORDING REQUESTED BY
City of Santa Clarita

WHEN RECORDED MAIL TO:

Kevin Tonoian
Acting City Clerk
City of Santa Clarita
28920 Valencia Blvd., Suite 804
Santa Clarita, CA 91355

COPY of Do



Has not been compared with original.
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR-RECORDER

Space above this line for Recorder's Use

This document is exempt from
documentary transfer tax pursuant to
Section 11922 of the Revenue and
Taxation Code

This document is exempt from recording
fees pursuant to Section 27383 of the
Government Code

TITLE (S)

QUITCLAIM DEED

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Santa Clarita
23920 Valencia Boulevard, Suite 300
Santa Clarita, CA 91355
Attention: City Manager

APN: 2831-007-900, 2831-007-901, 2831-007-902, 2831-007-903, 2831-007-904, 2831-007-905, 2831-007-906, 2831-007-907, 2831-007-908
[SPACE ABOVE FOR RECORDER'S USE ONLY]
[Exempt from recording fee per Gov. Code § 27383]

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

The undersigned declares that this Quitclaim Deed is exempt from Recording Fees pursuant to California Government Code Section 27383 and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code Section 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged the REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARITA, a public body, corporate and politic ("Grantor") hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to CITY OF SANTA CLARITA, a municipal corporation ("Grantee"), certain real property located in the County of Los Angeles, State of California, more particularly described on Exhibit A attached hereto and incorporated herein by reference ("Property").

1. The Property is conveyed subject to the Newhall Redevelopment Plan ("Redevelopment Plan"). The Property is also conveyed subject to (a) general and special real property taxes and assessments and supplemental assessments for the current fiscal year; (b) all liens, encumbrances, easements, covenants, conditions and restrictions of record; and (c) all matters which would be revealed or disclosed in an accurate survey of the property.

2. Grantee hereby covenants and agrees, for itself and its successors and assigns, that Grantee shall maintain and use the Property in accordance with the uses and provisions of the Redevelopment Plan.

3. Grantee herein covenants by and for itself and its successors and assigns that there will be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of section 12955 of the Government Code, as those bases are defined in sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of section 12955, and section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property herein conveyed, nor shall Grantee establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or

vendees in the Property herein conveyed. The foregoing covenants shall run with the land. Each and every deed, lease and contract entered into with respect to the Property shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

a. In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there will be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of section 12955 of the Government Code, as those bases are defined in sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of section 12955, and section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

b. In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of section 12955 of the Government Code, as those bases are defined in sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of section 12955, and section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

c. In contracts: "There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of section 12955 of the Government Code, as those bases are defined in sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of section 12955, and section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the premises."

4. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Quitclaim Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument recorded against the Property, provided, however, that any successor of Grantee to the Property shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions,

whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

5. Grantee's covenants contained in Section 2 of this Quitclaim Deed shall remain in effect until the termination date of the Redevelopment Plan.

6. The covenants against discrimination, as set forth in paragraph 3, shall remain in effect in perpetuity.

7. Any amendments to the Redevelopment Plan that change the uses or development permitted on the Property or change the restrictions or controls that apply to the Property or otherwise affect the Property shall require the written consent of the Grantee.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized as of the dates set forth below.

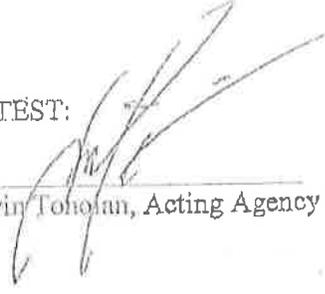
REDEVELOPMENT AGENCY OF
THE CITY OF SANTA CLARITA, a
public body, corporate and politic

Dated: March 15, 2011

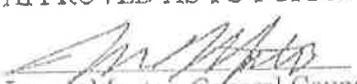
By: 
Ken Pulskamp, Executive Director
[notary acknowledgment required]

"GRANTOR"

ATTEST:


Kevin Tonolan, Acting Agency Secretary

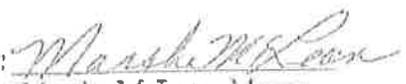
APPROVED AS TO FORM:


Joseph Montes, General Counsel

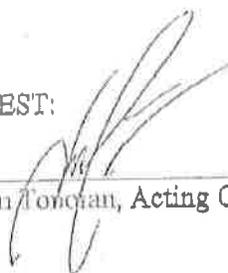
The provisions of this Quitclaim Deed are hereby approved and accepted.

CITY OF SANTA CLARITA, a municipal
corporation of the State of California

Dated: March 15, 2011

By: 
Marsha McLean, Mayor
[notary acknowledgement required]

ATTEST:


Kevin Tonorian, Acting City Clerk

APPROVED AS TO FORM:


Joseph Montes, City Attorney

"GRANTEE"

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On March 15, 2011 before me,
Mary Cusick, Notary Public a notary public, personally appeared
Marsha McLean who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mary Cusick
Notary Public

SEAL:



STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On March 15, 2011 before me,
Mary Cusick, Notary Public a notary public, personally appeared
Kevin Pulekapp who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mary Cusick
Notary Public

SEAL:



Exhibit A
to Quitclaim Deed

DESCRIPTION OF THE PROPERTY

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

Exhibit A
to Grant Deed

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOTS 3 TO 12 INCLUSIVE, BLOCK 16, TOWN OF NEWHALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 21 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHWESTERLY 10 FEET OF SAID LOT 3.

ALSO EXCEPT A PORTION OF LOTS 11 AND 12, DESCRIBED AS FOLLOWS:

A SPANDREL SHAPED PARCEL OF LAND BOUNDED NORTHEASTERLY BY THE NORTHEASTERLY LINE OF SAID BLOCK, BOUNDED SOUTHEASTERLY BY THE SOUTHEASTERLY LINE OF SAID BLOCK, AND BOUNDED WESTERLY BY THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 29.00 FEET, BEING TANGENT TO SAID NORTHEASTERLY AND SOUTHEASTERLY LINES OF BLOCK 16, AS GRANTED TO THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION IN DEED RECORDED OCTOBER 17, 1997 AS INSTRUMENT NO. 97-1636166. OFFICIAL RECORDS.

PARCEL 2:

LOTS 15 TO 22 INCLUSIVE, BLOCK 16, TOWN OF NEWHALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 21 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHWESTERLY 10 FEET OF LOT 22.

ALSO EXCEPT THEREFROM THE PORTIONS OF SAID LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 24; THENCE SOUTH 32° 30' 15" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS, A DISTANCE OF 250 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE NORTH 57° 30' 15" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15, A DISTANCE OF 20.00 FEET; THENCE NORTH 32° 30' 15" WEST, PARALLEL WITH SAID SOUTHWESTERLY LINE OF SAID LOTS, A DISTANCE OF 125.08 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 360 FEET, THROUGH AN ANGLE OF 20° 18' 17" A DISTANCE OF 127.58 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 24; THENCE SOUTH 57° 29' WEST THEREON, A DISTANCE OF 42.37 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT CERTAIN ALLEY IN BLOCK 16, IN THE TOWN OF NEWHALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, ADJOINING SAID PARCEL 1 HEREOF ON THE SOUTHWEST AND ADJOINING SAID PARCEL 2 HEREOF ON THE NORTHEAST AS VACATED BY ORDER OF BOARD OF SUPERVISORS MAY 14, 1946. A CERTIFIED COPY OF SAID ORDER WAS RECORDED MAY 20, 1946 IN BOOK 23158 PAGE 382, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID ALLEY ADJOINING LOTS 11 AND 12 ON THE SOUTHWEST.

EXCEPT FROM PARCEL 1, PARCEL 2 AND PARCEL 3 HEREOF, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE SURFACE OR THE ABOVE DESCRIBED LAND, WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY FOR THE PURPOSE OF MINING, DRILLING OR EXTRACTING SUCH MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE HEREOF, AS GRANTED TO HAMMOND-CALIFORNIA REDWOOD CO, A CORPORATION RECORDED APRIL 18, 1958 IN BOOK D-76 PAGE 749, OFFICIAL RECORDS.

PARCEL 4:

LOTS 13 AND 14 IN BLOCK 16, TOWN OF NEWHALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

ALL THAT PORTION OF THE 20 FOOT ALLEY, AS VACATED IN SAID BLOCK 16, TOWN OF NEWHALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ADJOINING ABOVE PARCEL 1 ON THE NORTHEAST.

PARCEL 6:

LOTS 23 AND 24 AND THE NORTHWBSTERLY 10 FEET OF LOT 22 IN BLOCK 16, TOWN OF NEWHALL, IN THE CITY OF SANTA CLARITA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE SOUTHWEST 10 FEET OF THE ALLEY VACATED ADJOINING SAID LOTS ON THE NORTHEAST.

EXCEPT THEREFROM THAT PORTION OF SAID PROPERTY INCLUDED WITHIN THE STATE HIGHWAY AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 13340 PAGE 180, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 24, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA FOR A PUBLIC HIGHWAY, RECORDED ON APRIL 27, 1935 IN BOOK 13340 PAGE 180, OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 6.50 FEET; THENCE SOUTHERLY IN A DIRECT LINE 13.63 FEET TO A POINT IN THE EASTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND DISTANT SOUTHERLY THEREON 10 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY 10 FEET TO SAID POINT OF BEGINNING,

PARCEL 7:

LOTS 1, 2 AND THE NORTHWESTERLY 10 FEET OF LOT 3 IN BLOCK 16, TOWN OF NEWHALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE NORTHEAST 10 FEET OF THE ALLEY VACATED ADJOINING SAID LOTS ON THE SOUTHWEST.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 1, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 17 FEET; THENCE WESTERLY IN A DIRECT LINE 34.04 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT; DISTANT SOUTHWESTERLY THEREON 17 FEET FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 17 FEET TO SAID POINT OF BEGINNING.

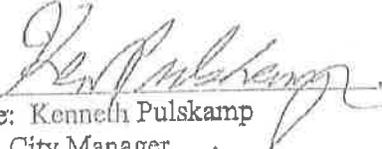
[END OF LEGAL DESCRIPTION]

CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)

This is to certify that the interest in real property conveyed to the City of Santa Clarita by that certain Quitclaim Deed dated March 15, 2011, executed by the Redevelopment Agency of The City of Santa Clarita is hereby accepted by the undersigned office on behalf of the City of Santa Clarita pursuant to the authority conferred by the City of Santa Clarita at the City Council meeting held on March 15, 2011, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: March 15, 2011

CITY OF SANTA CLARITA,
a municipal corporation

By: 
Name: Kenneth Pulskamp
Title: City Manager

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Santa Clarita
23920 Valencia Boulevard, Suite 300
Santa Clarita, CA 91355
Attention: City Manager

[SPACE ABOVE FOR RECORDER'S USE ONLY]
[Exempt from recording fee per Gov. Code § 27383]

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

The undersigned declares that this Quitclaim Deed is exempt from Recording Fees pursuant to California Government Code Section 27383 and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code Section 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **THE CITY OF SANTA CLARITA**, a municipal corporation (“Grantor”), hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to **THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARITA**, a public body, corporate and politic (“Grantee”), certain real property located in the County of Los Angeles, State of California, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (“**Property**”).

1. The Property is conveyed subject to the Long Range Property Management Plan (“**Property Management Plan**”) adopted by Grantee and approved by the California Department of Finance. The Property is also conveyed subject to (a) general and special real property taxes and assessments and supplemental assessments for the current fiscal year; (b) all liens, encumbrances, easements, covenants, conditions and restrictions of record; and (c) all matters which would be revealed or disclosed in an accurate survey of the property.

2. Grantee hereby covenants and agrees, for itself and its successors and assigns, that Grantee shall maintain and use the Property in accordance with the provisions of the Property Management Plan and that certain redevelopment plan adopted by Grantee’s predecessor-in-interest and still in force on the Property.

3. Grantee herein covenants by and for itself and its successors and assigns that there will be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of section 12955 of the Government Code, as those bases are defined in sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of section 12955, and section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property herein conveyed, nor shall Grantee

establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Property herein conveyed. The foregoing covenants shall run with the land. Each and every deed, lease and contract entered into with respect to the Property shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

a. In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there will be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of section 12955 of the Government Code, as those bases are defined in sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of section 12955, and section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

b. In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of section 12955 of the Government Code, as those bases are defined in sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of section 12955, and section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

c. In contracts: "There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of section 12955 of the Government Code, as those bases are defined in sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of section 12955, and section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the premises."

4. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Quitclaim Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other financing or security instrument

recorded against the Property, provided, however, that any successor of Grantee to the Property shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

5. Grantee's covenants contained in Section 2 of this Quitclaim Deed shall remain in effect until the termination date of the redevelopment plan.

6. The covenants against discrimination, as set forth in paragraph 3, shall remain in effect in perpetuity.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized as of the dates set forth below.

THE CITY OF SANTA CLARITA,
a municipal corporation of the State of
California

Dated: July 14, 2015

By: _____
Marsha McLean, Mayor
[notary acknowledgement required]

"GRANTOR"

ATTEST:

_____, Secretary

APPROVED AS TO FORM:

Joseph M. Montes, City Attorney

The provisions of this Quitclaim Deed are hereby approved and accepted.

SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY
OF SANTA CLARITA, a public body,
corporate and politic

Dated: July 14, 2015

By: _____
Kenneth W. Striplin, Executive Director
[notary acknowledgement required]

"GRANTEE"

ATTEST:

_____, Secretary

APPROVED AS TO FORM:

Joseph M. Montes, General Counsel

**Exhibit A
to Grant Deed**

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOTS 3 TO 12 INCLUSIVE, BLOCK 16, TOWN OF NEWHALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 21 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHWESTERLY 10 FEET OF SAID LOT 3.

ALSO EXCEPT A PORTION OF LOTS 11 AND 12, DESCRIBED AS FOLLOWS:

A SPANDREL SHAPED PARCEL OF LAND BOUNDED NORTHEASTERLY BY THE NORTHEASTERLY LINE OF SAID BLOCK, BOUNDED SOUTHEASTERLY BY THE SOUTHEASTERLY LINE OF SAID BLOCK, AND BOUNDED WESTERLY BY THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 29.00 FEET, BEING TANGENT TO SAID NORTHEASTERLY AND SOUTHEASTERLY LINES OF BLOCK 16, AS GRANTED TO THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION IN DEED RECORDED OCTOBER 17, 1997 AS INSTRUMENT NO. 97-1636166, OFFICIAL RECORDS.

PARCEL 2:

LOTS 15 TO 22 INCLUSIVE, BLOCK 16, TOWN OF NEWHALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 21 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHWESTERLY 10 FEET OF LOT 22.

ALSO EXCEPT THEREFROM THE PORTIONS OF SAID LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 24; THENCE SOUTH 32° 30' 15" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS, A DISTANCE OF 250 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE NORTH 57° 30' 15" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15, A DISTANCE OF 20.00 FEET; THENCE NORTH 32° 30' 15" WEST, PARALLEL WITH SAID SOUTHWESTERLY LINE OF SAID LOTS, A DISTANCE OF 125.08 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 360 FEET, THROUGH AN ANGLE OF 20° 18' 17" A DISTANCE OF 127.58 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 24; THENCE SOUTH 57° 29' WEST THEREON, A DISTANCE OF 42.37 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT CERTAIN ALLEY IN BLOCK 16, IN THE TOWN OF NEWHALL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, ADJOINING SAID PARCEL 1 HEREOF ON THE SOUTHWEST AND ADJOINING SAID PARCEL 2 HEREOF ON THE NORTHEAST AS VACATED BY ORDER OF BOARD OF SUPERVISORS MAY 14, 1946. A CERTIFIED COPY OF SAID ORDER WAS RECORDED MAY 20, 1946 IN BOOK 23158 PAGE 382, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID ALLEY ADJOINING LOTS 11 AND 12 ON THE SOUTHWEST.

EXCEPT FROM PARCEL 1, PARCEL 2 AND PARCEL 3 HEREOF, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE SURFACE OR THE ABOVE DESCRIBED LAND, WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY FOR THE PURPOSE OF MINING, DRILLING OR EXTRACTING SUCH MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE HEREOF, AS GRANTED TO HAMMOND-CALIFORNIA REDWOOD CO, A CORPORATION RECORDED APRIL 18, 1958 IN BOOK D-76 PAGE 749, OFFICIAL RECORDS.

PARCEL 4:

LOTS 13 AND 14 IN BLOCK 16, TOWN OF NEWHALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

ALL THAT PORTION OF THE 20 FOOT ALLEY, AS VACATED IN SAID BLOCK 16, TOWN OF NEWHALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ADJOINING ABOVE PARCEL 1 ON THE NORTHEAST.

PARCEL 6:

LOTS 23 AND 24 AND THE NORTHWESTERLY 10 FEET OF LOT 22 IN BLOCK 16, TOWN OF NEWHALL, IN THE CITY OF SANTA CLARITA COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE SOUTHWEST 10 FEET OF THE ALLEY VACATED ADJOINING SAID LOTS ON THE NORTHEAST.

EXCEPT THEREFROM THAT PORTION OF SAID PROPERTY INCLUDED WITHIN THE STATE HIGHWAY AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 13340 PAGE 180, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 24, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA FOR A PUBLIC HIGHWAY, RECORDED ON APRIL 27, 1935 IN BOOK 13340 PAGE 180, OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 6.50 FEET; THENCE SOUTHERLY IN A DIRECT LINE 13.63 FEET TO A POINT IN THE EASTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND DISTANT SOUTHERLY THEREON 10 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY 10 FEET TO SAID POINT OF BEGINNING.

PARCEL 7:

LOTS 1, 2 AND THE NORTHWESTERLY 10 FEET OF LOT 3 IN BLOCK 16, TOWN OF NEWHALL, IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE NORTHEAST 10 FEET OF THE ALLEY VACATED ADJOINING SAID LOTS ON THE SOUTHWEST.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 1, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 17 FEET; THENCE WESTERLY IN A DIRECT LINE 24.04 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, DISTANT SOUTHWESTERLY THEREON 17 FEET FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 17 FEET TO SAID POINT OF BEGINNING.

(END OF LEGAL DESCRIPTION)

CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)

This is to certify that the interest in real property conveyed to the Successor Agency to the former Redevelopment Agency of the City of Santa Clarita by that certain Quitclaim Deed dated July 14, 2015, executed by the City of Santa Clarita is hereby accepted by the undersigned office on behalf of the Successor Agency to the former Redevelopment Agency of the City of Santa Clarita pursuant to the authority conferred by the City of Santa Clarita at the City Council meeting held on June 23, 2015, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: July 14, 2015

Successor Agency to the former Redevelopment
Agency of the City of Santa Clarita,
a public body, corporate and politic

By: _____
Name: Kenneth W. Striplin
Title: Executive Director

RESOLUTION SA 15- 02

A RESOLUTION OF THE SUCCESSOR AGENCY TO
THE FORMER REDEVELOPMENT AGENCY OF
THE CITY OF SANTA CLARITA, CALIFORNIA,
ACCEPTING REAL PROPERTY TRANSFER MADE FROM
THE CITY OF SANTA CLARITA TO THE SUCCESSOR
AGENCY TO THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA

WHEREAS, pursuant to authority granted under Community Redevelopment Law (CRL) (California Health and Safety Code Section 33000 *et seq.*), the former Redevelopment Agency of the City of Santa Clarita (Redevelopment Agency) had responsibility to implement the Redevelopment Plans for the Newhall Redevelopment Project Area (Project Area); and

WHEREAS, pursuant to California Health and Safety Code Section 33220, the City of Santa Clarita (City) was authorized to assist the Redevelopment Agency for the purpose of aiding and cooperating in the planning, undertaking, construction, and operation of redevelopment projects located within the jurisdiction of the City, upon the terms and with or without consideration as the City determined; and

WHEREAS, in anticipation of the dissolution of the Redevelopment Agency in 2011, pursuant to Assembly Bill 26 (ABx1 26), the Redevelopment Agency transferred its fee interest in several parcels of real property, known collectively as the Redevelopment Block, to the City via a resolution attached hereto as Exhibit A; and

WHEREAS, the City agreed to serve as the Successor Agency to the Redevelopment Agency (Successor Agency) commencing upon dissolution of the Redevelopment Agency on February 1, 2012, as allowed by ABx1 26; and

WHEREAS, pursuant to Assembly Bill 1484 (together with ABx1 26 - the Dissolution Acts), the City, acting as the Successor Agency, was subject to development of a Long Range Property Management Plan (LRPMP) to govern the disposition and use of the property known as the Redevelopment Block; and

WHEREAS, the City had retained the parcels known as the Redevelopment Block during the wind-down of the former Redevelopment Agency for the purpose of keeping title to the parcels clear and for administrative ease, but it has been the City's intent to comply fully with the Dissolution Acts in the disposal of those parcels; and

WHEREAS, pursuant to the Dissolution Acts, the LRPMP was approved by the California Department of Finance (DOF) on June 27, 2014, and requires that the Redevelopment Block be transferred by the City to the Successor Agency to be disposed of consistent with the requirements of the Dissolution Acts and the terms and procedures set forth in the LRPMP; and

WHEREAS, for the various parcels known as the Redevelopment Block to be disposed of by the Successor Agency consistent with the LRPMP and the DOF's position regarding disposition, those parcels first must be transferred from the City to the Successor Agency; and

WHEREAS, the City has prepared a Quitclaim Deed to transfer the property interests to the Successor Agency in the form attached hereto as Exhibit B, and the Successor Agency will then accept the transfer of the Redevelopment Block.

NOW, THEREFORE, the Governing Board of the Successor Agency to the former Redevelopment Agency of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The Governing Board hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for adoption of this Resolution.

SECTION 2. The property transfer is approved contingent on the approval of the Oversight Board, and consistent with the Oversight Board approval, the Executive Director of the Successor Agency or designee is authorized to accept the property transfer.

SECTION 3. The Executive Director or designee is authorized to take such further actions as may be necessary to carry out the intent of this resolution. City Manager and his designees are authorized to execute the Quitclaim Deed attached hereto as Exhibit B, and to take such further actions as may be necessary to carry out the intent of this Resolution.

SECTION 4. The Secretary shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 14th day of July 2015.

SUCCESSOR AGENCY BOARD CHAIR

ATTEST:

SECRETARY

DATE: _____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Kevin Tonoian, Secretary of the Governing Board of the Successor Agency, do hereby certify that the foregoing Resolution was duly adopted by the Successor Agency Board of the former Redevelopment Agency of the City of Santa Clarita at a regular meeting thereof, held on the 14th day of July 2015, by the following vote:

AYES: BOARDMEMBERS:

NOES: BOARDMEMBERS:

ABSENT: BOARDMEMBERS:

SECRETARY