

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

CARSON RECLAMATION AUTHORITY
701 E. Carson Street
Carson, California 90745
Attention: Executive Director

APN 7336-010-903 and 905

Space above this line for Recorder's use
Exempt from payment of recording fees pursuant to Government Code § 6103.

**MUTUAL TERMINATION OF DECLARATION OF
COVENANTS, CONDITIONS & RESTRICTIONS AND GRANT OF EASEMENTS**

In 2013, CARSON MARKETPLACE, LLC, a California limited liability company ("**Prior Owner**") owned that certain real property as legally described on Exhibit A attached hereto and incorporated herein by reference ("**Property**"). In December 2013, the Prior Owner, as Declarant, and the City of Carson, a municipal corporation ("**City**") entered into that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements dated December 13, 2013 which was recorded on January 3, 2014 as Instrument No. 20140004197 in the Official Records of Los Angeles County ("**CC&Rs**").

On May 20, 2015 CARSON RECLAMATION AUTHORITY, a joint powers authority ("**CRA**") acquired fee title to the Property and currently owns the Property.

The City and CRA hereby mutually agree to terminate the CC&Rs in their entirety and release same from the Property.

Dated: _____, 2023

CITY:

CITY OF CARSON, a California charter city

By: _____
David Roberts, City Manager

ATTEST:

Dr. Khaleah Bradshaw,
City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: _____
Sunny Soltani, Esq.
City Attorney

CRA:

CARSON RECLAMATION AUTHORITY, a joint powers authority

By: _____
John Raymond, Executive Director

ATTEST:

Dr. Khaleah Bradshaw,
CRA Secretary

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: _____
Sunny Soltani, Esq.
Authority Counsel

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

That certain real property in the City of Carson, County of Los Angeles, State of California, legally described as:

PARCELS 1 AND 2 OF PARCEL MAP NO. 70372, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 377, PAGES 76 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME BY MEANS OF WELLS AND EQUIPMENT HAVING SURFACE LOCATION OUTSIDE THE OUTER BOUNDARIES OF SAID LAND, IN AND UNDER OR RECOVERABLE FROM SAID LAND, AS RESERVED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED JANUARY 10, 1964 AS INSTRUMENT NO. 2198 IN BOOK D-2318, PAGE 313 OFFICIAL RECORDS.

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

[illegible]

On _____, 2023 before me, _____, a notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public

SEAL:

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

[illegible]

On _____, 2023 before me, _____, a notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public

SEAL: