

May 22, 2007

Memorandum

To: City Council

Re: Shopkeeper Road Dedication

Lennar/ Seaport fully support Item 31.07-0586, which is before you today, a resolution accepting a street right of way dedication for Shopkeeper Road. According to the documentation we have been provided by the City of Long Beach, this right of way dedication is one of several outstanding obligations on the part of Bixby, successor landowners and the City of Long Beach with respect to the roadway segment(s) commonly called Shopkeeper Road (comprised of Shopkeeper Road and a segment of Studebaker Road) dating back thirty years. In addition to the irrevocable offer to dedicate the right of way for Shopkeeper Road, we understand that Bixby was (is) required to build Shopkeeper Road at its expense.

Concurrent with the recordation of Parcel Map 19212 (and as required by two prior Parcel Maps) Bixby dedicated the right of way for the Studebaker Road segment connecting Shopkeeper Road to Pacific Coast Highway. The City of Long Beach accepted that right of way in 1993. The City of Long Beach, as stipulated in the agreements associated with Parcel Map 19212, was (is) obligated to build the Studebaker Road segment, with costs shared approximately 50/50 with Bixby. Attached for your reference are two of the many documents evidencing the obligations.

Lennar/Seaport accepts the leadership role required to solve the thirty year old issue of Shopkeeper Road and/or to provide alternative feasible traffic mitigation. As part of Lennar's leadership in fully addressing the traffic in this area, Lennar has committed to spend over 10 million dollars on traffic and other improvements in connection with the Seaport Marina Project. We welcome the current effort on the part of the City to assemble the key stakeholders associated with Shopkeeper Road, including the relevant prior and current property owners, to fulfill the existing obligations and move forward to a mutually beneficial resolution, which may entail a realignment of the previously contemplated right of way.

We look forward to working closely with all stakeholders, including the City Council, to make the long planned build out of Shopkeeper Road a reality.



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6383

May 22, 1998

Mr. Stewart Honeyman, Jr.
Bixby Ranch Company
Property Management and Legal Department
3010 Old Ranch Parkway, Ste. 100
Seal Beach, CA 90740

Subject: Shopkeeper Road Extension and Studebaker Road Within the City of Long Beach

Dear Mr. Honeyman:

Enclosed are the original approved and signed plans by the City Engineer for the improvement of Shopkeeper Road. These plans are on file with the City of Long Beach Public Works Department.

The City of Long Beach has also approved the plans for the improvement of Studebaker Road from Pacific Coast Highway to the intersection of Shopkeeper Road. Two sets of these plans are also included. Said improvements of these roadways are a requirement of Parcel Map No. 19212. The Studebaker Road segment will be constructed by the City of Long Beach and the Shopkeeper Road segment will be constructed by the Bixby Ranch Company.

The City would like to commence construction of both roadways as soon as possible contingent upon the issuance of a Corps of Engineers 404 permit.

Both road extensions are included in the City of Long Beach Certified Local Coastal Plan for this area.

If you have any questions, please contact Barbara Muñoz, Senior Civil Engineer, at (562) 570-7454.

Sincerely,

Richard Schacht
Division Engineer
Project Development

RS:RF:cg
58-74.ltr

Enclosures

AIRPORT BUREAU
4100 DONALD DOUGLAS DR.
90808 (562) 570-2600
FAX (562) 570-2601

ENERGY RECOVERY BUREAU
120 HENRY FORD AVE.
90802 (562) 570-1196
FAX (562) 570-1230

ENGINEERING BUREAU
333 W. OCEAN BLVD., 9th FLOOR
90802 (562) 570-6383
FAX (562) 570-6012

INTEGRATED RESOURCES BUREAU
2929 EAST WILLOW ST.
90806 (562) 570-2850
FAX (562) 570-2861
TDD (562) 570-2863

PUBLIC SERVICE BUREAU
1601 SAN FRANCISCO AV.
90813 (562) 570-2700
FAX (562) 570-2792
TDD (562) 570-2779



PARCEL MAP NO. 19212

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

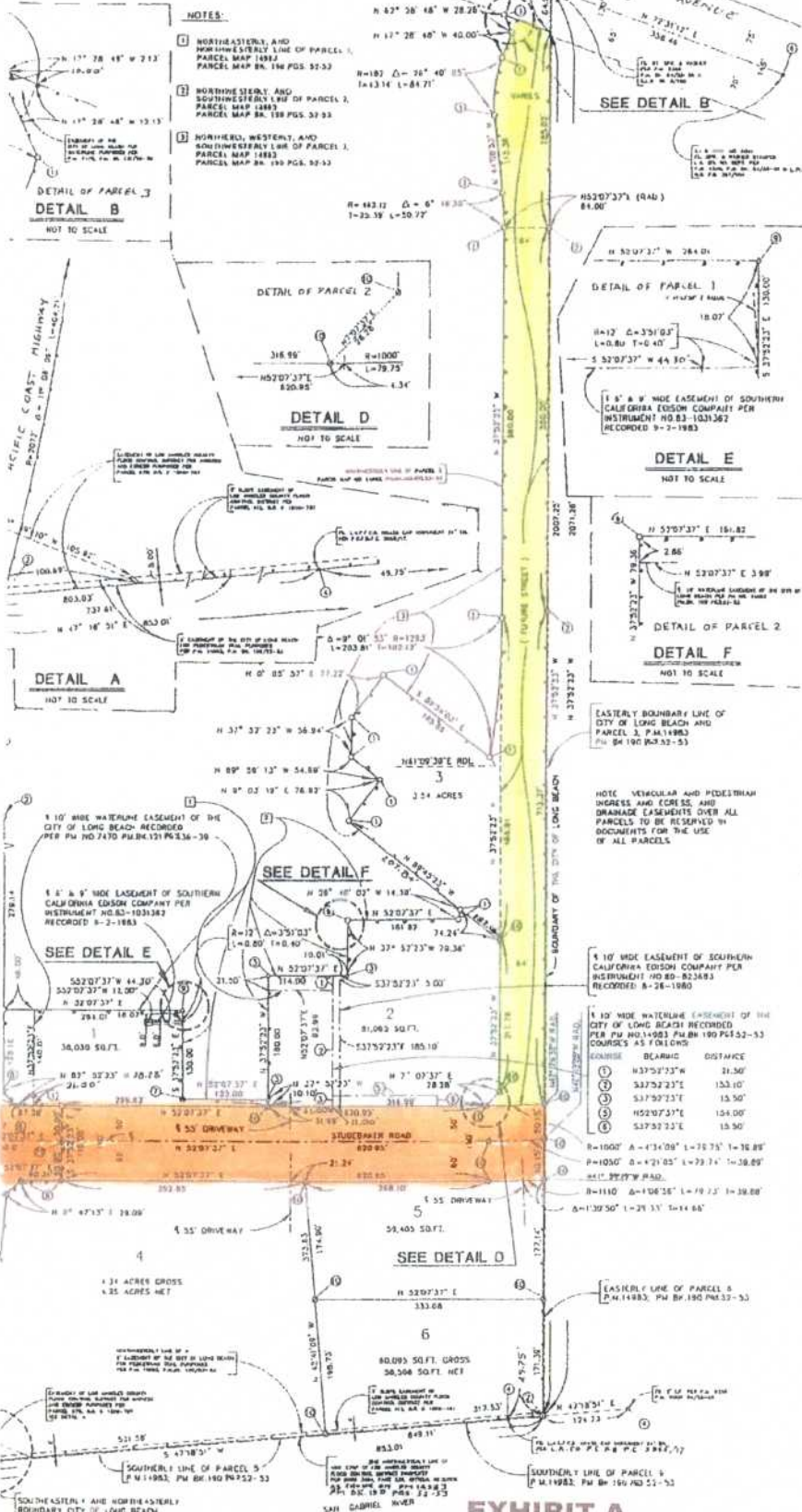


EXHIBIT A
Page 2 of 2