



# LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

August 21, 2006

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 1348 Pacific Avenue, APN 7269-005-003,005; 1339-47 Pine Avenue, APN 7269-005-001,004; 1411 Pine Avenue, APN 7269-006-020,021; 1494 Henderson Avenue, APN 7269-040-018; 1486 Henderson Avenue, APN 7269-040-019; 469-471 West 17<sup>th</sup> Street, APN 7269-037-019; 1718 Magnolia Avenue, APN 7269-037-018; 1730 Magnolia Avenue, APN 7269-037-017; and 1732-34 Magnolia Avenue, APN 7269-037-016; including land, improvements and fixtures and equipment. (Central – District 1)

### DISCUSSION

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area (Project Area) was adopted on March 6, 2001. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including obsolete and aged building types, uneconomic land uses, and small and irregular lots.
- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- The replanning, redesign and development of portions of the Project Area that are stagnant or improperly utilized.
- The expansion and improvement of the community's supply of housing, particularly housing available to low and moderate-income persons and families.

## REDEVELOPMENT AGENCY BOARD MEMBERS

August 21, 2006

Page 2

- The improvement of the quality of life in Project Area neighborhoods.

The proposed redevelopment actions contemplated under the Redevelopment Plan include:

- The acquisition of certain real property and the assembly of adequate sites for the development and construction of residential, commercial and industrial facilities.
- The rehabilitation of existing structures and improvements for uses in accordance with the Redevelopment Plan.
- The demolition or removal of certain buildings and improvements.

The Agency may exercise its power of eminent domain to acquire real property in the Project Area if it is in the public interest, is necessary in order to eliminate blighting influences, and is necessary to implement the goals of the Redevelopment Plan.

### Property Information (See Exhibit A – Site Map)

The property located at 1348 Pacific Avenue is a vacant parcel of land containing approximately 5,500 square feet.

The property located at 1339-47 Pine Avenue is a vacant parcel of land containing approximately 10,350 square feet.

The property located at 1411 Pine Avenue is a vacant parcel of land containing approximately 10,000 square feet.

The property located at 1494 Henderson Avenue is improved with a two-story, four-unit apartment building containing approximately 4,230 square feet of land.

The property located at 1486 Henderson Avenue is a vacant parcel of land containing approximately 4,700 square feet.

The property located at 469-471 West 17<sup>th</sup> Street is improved with a two-story, three-unit apartment building, and a two-story, two-unit apartment building constructed over five single car garages, and contains approximately 3,465 square feet of land.

The property located at 1718 Magnolia Avenue is a vacant parcel of land containing approximately 3,150 square feet.

The property located at 1730 Magnolia Avenue is improved with a one-story, single-family residence and contains approximately 3,150 square feet of land.

The property located at 1732-34 Magnolia Avenue is improved with a one-story duplex apartment building and contains approximately 3,650 square feet of land.

## REDEVELOPMENT AGENCY BOARD MEMBERS

August 21, 2006

Page 3

### California Environmental Quality Act

Pursuant to the California Environmental Quality Act (CEQA), the acquisition of these properties is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists. Any future development on the properties will be subject to a separate environmental review process under CEQA.

### Resolutions of Necessity

An appraisal of land and improvements for the properties was prepared by Lidgard and Associates on May 13, 2006.

An offer to purchase the property at 1348 Pacific Avenue at Fair Market Value pursuant to Government Code Section 7267.2(a), dated June 6, 2006, was submitted to the owner. The Fair Market Value of the land was \$375,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 1339-47 Pine Avenue and 1411 Pine Avenue at Fair Market Value pursuant to Government Code Section 7267.2(a), dated June 6, 2006, was submitted to the owner. The Fair Market Value for both vacant lots was \$1,325,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 1494 Henderson Avenue at Fair Market Value pursuant to Government Code Section 7267.2(a), dated June 6, 2006, was submitted to the owner. The Fair Market Value of the land and improvements was \$915,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 1486 Henderson Avenue at Fair Market Value pursuant to Government Code Section 7267.2(a), dated June 6, 2006, was submitted to the owner. The Fair Market Value of the land was \$330,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 469-471 West 17<sup>th</sup> Street and 1718 Magnolia Avenue at Fair Market Value pursuant to Government Code Section 7267.2(a), dated June 6, 2006, was submitted to the owner. The Fair Market Value of the land and improvements for both the improved and vacant parcels was \$1,115,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 1730 Magnolia Avenue at Fair Market Value pursuant to Government Code Section 7267.2(a), dated June 6, 2006, was submitted to the owner. The Fair Market Value of the land and improvements was \$530,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

## REDEVELOPMENT AGENCY BOARD MEMBERS

August 21, 2006

Page 4

An offer to purchase the property at 1732-34 Magnolia Avenue at Fair Market Value pursuant to Government Code Section 7267.2(a), dated June 6, 2006, was submitted to the owner. The Fair Market Value of the land and improvements was \$508,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

Notices of the hearings on the Resolutions of Necessity were mailed on August 3, 2006 by certified mail, return receipt requested, and by First Class Mail to the owners of record. Said owners were notified that if they wished to appear at the hearing and be heard, they must file a written request to appear with the City Clerk within fifteen (15) days from the date the notice was mailed. The Resolutions of Necessity are attached.

Code of Civil Procedure Section 1245.230 requires the Resolution of Necessity be adopted after a hearing at which time the governing body of the public entity must find and determine each of the following:

1. Whether the public interest and necessity require the acquisition of real property;
2. Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the property sought to be acquired is necessary for the proposed project; and
4. Whether the offer required by Government Code Section 7267.2(a) has been made to the property owner or owners of record, or the offer has not been made because the owner(s) cannot be located with reasonable diligence.

The project under consideration is assembly of land suitable for modern, integrated development. Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 1348 Pacific Avenue, 1339-47 Pine Avenue, 1411 Pine Avenue, 1494 Henderson Avenue, 1486 Henderson Avenue, 469-471 West 17<sup>th</sup> Street, 1718 Magnolia Avenue, 1730 Magnolia Avenue, and 1732-34 Magnolia Avenue are as follows:

1. Public interest and necessity require acquisition of real property.

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area was adopted on March 6, 2001. The goals of the Redevelopment Plan include assembly of property for modern, integrated development and for expansion and improvement of the community's supply of housing, particularly housing available to low and moderate-income persons and families.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 21, 2006

Page 5

2. The proposed project is planned and located in such a way as to do the greatest public good and the least private injury.

The fundamental purpose of the Redevelopment Plan is to improve the quality of life for residents and business enterprises within the Central Long Beach Redevelopment Project Area. The assembly of land for modern, integrated development affects a greater public good with minimal private injury.

3. The property sought to be acquired is necessary for the proposed project.

The assembly of land for modern, integrated development is the proposed project. It is in the public interest to acquire the properties, allowing for future replanning, redesign and development of the properties, which are stagnant or improperly utilized, including improved pedestrian and vehicular circulation in the Project Area.

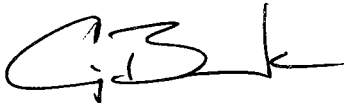
4. The offer of just compensation has been made to the property owners.

An appraisal of land and improvements of the properties was prepared by Lidgard and Associates on May 13, 2006. Based on the Fair Market Value determined by the appraisals, offers of just compensation have been made to the property owners.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



*PHW* PATRICK H. WEST  
EXECUTIVE DIRECTOR

PHW:BAK:MPC

APPROVED:



GERALD R. MILLER  
CITY MANAGER

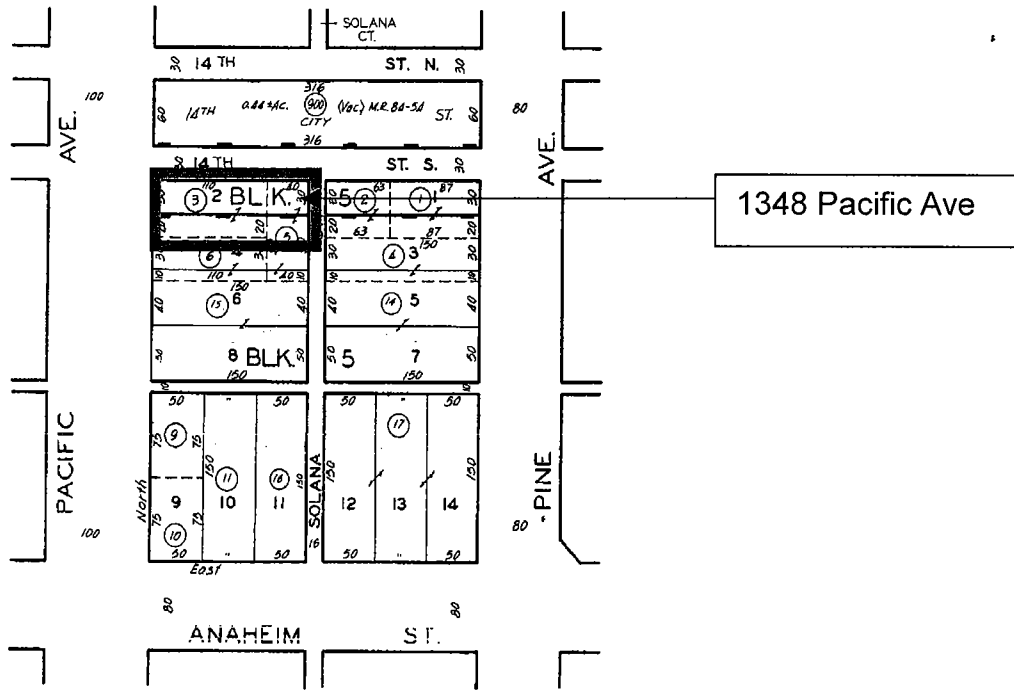
Attachments: Exhibit A – Site Map  
Exhibit B – Photographs  
Resolutions

# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7269 5  
SCALE 1" = 80'  
1999

REVISED  
11-5-63  
8/15/83-87  
9/22/88  
8/25/2005/3/2004-07



TOWNSEND & ROBINSON TRACT NO. 2  
M. B. 3-21

TOWNSEND & ROBINSON TRACT  
M. B. 2-3-4

CODE  
11934

FOR REFERENCE SEE 833-21 & 22

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

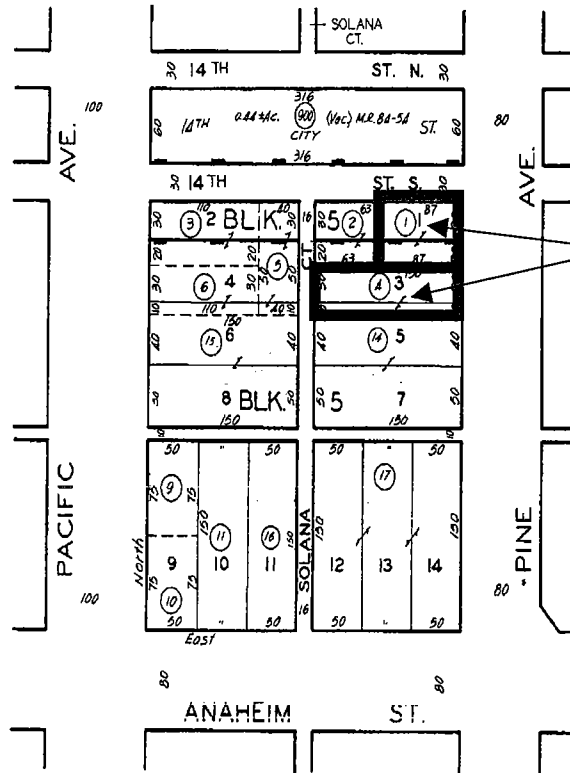
# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7269 5  
SCALE 1" = 80'

1999

REV 11-5-81  
890513-8,  
940225  
905200003204-27



1339-47 Pine Ave



TOWNSEND & ROBINSON TRACT NO. 2  
M. B. 3-21

TOWNSEND & ROBINSON TRACT  
M. B. 2-3-4

CODE 11934

FOR FURTHER INFORMATION SEE 833-21 & 22

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

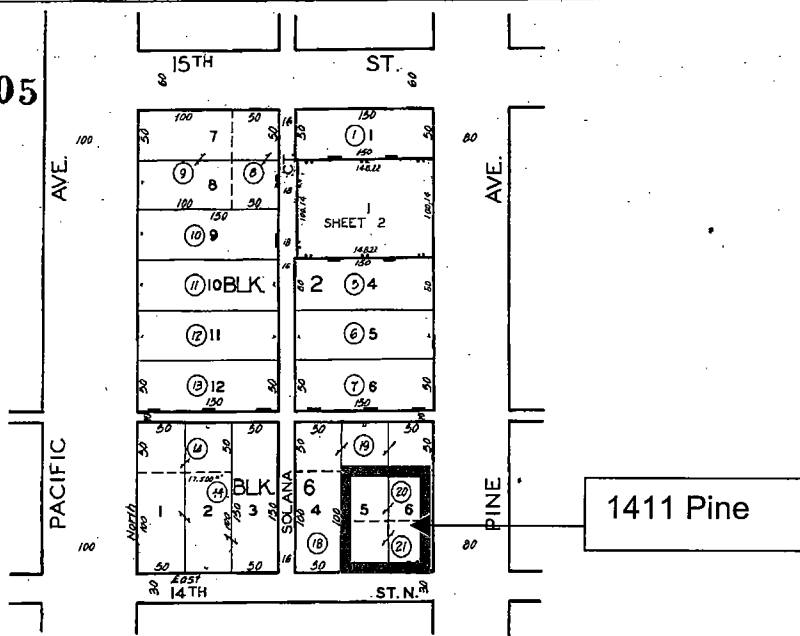
# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7269 6 SHEET 1  
SCALE 1" = 80'

2005

REVISED  
7/01/2017  
AS/2004401-05  
9/20/15-07  
9/03/21/18/04/08-10  
9/01/18/06/0001-10  
8/11/18/00/0001-10  
9/01/18/06/0001-10  
9/01/18/06/0001-10  
9/01/18/06/0001-10



SULLIVAN TRACT  
M. B. 5-2

TOWNSEND & ROBINSON TRACT NO. 2  
M. B. 3-21

CONDOMINIUM TRACT NO. 50378  
M. B. 1201-98-99

CODE 11834

FOR PREV. ASSM'T. SEE: 833-11 & 21

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



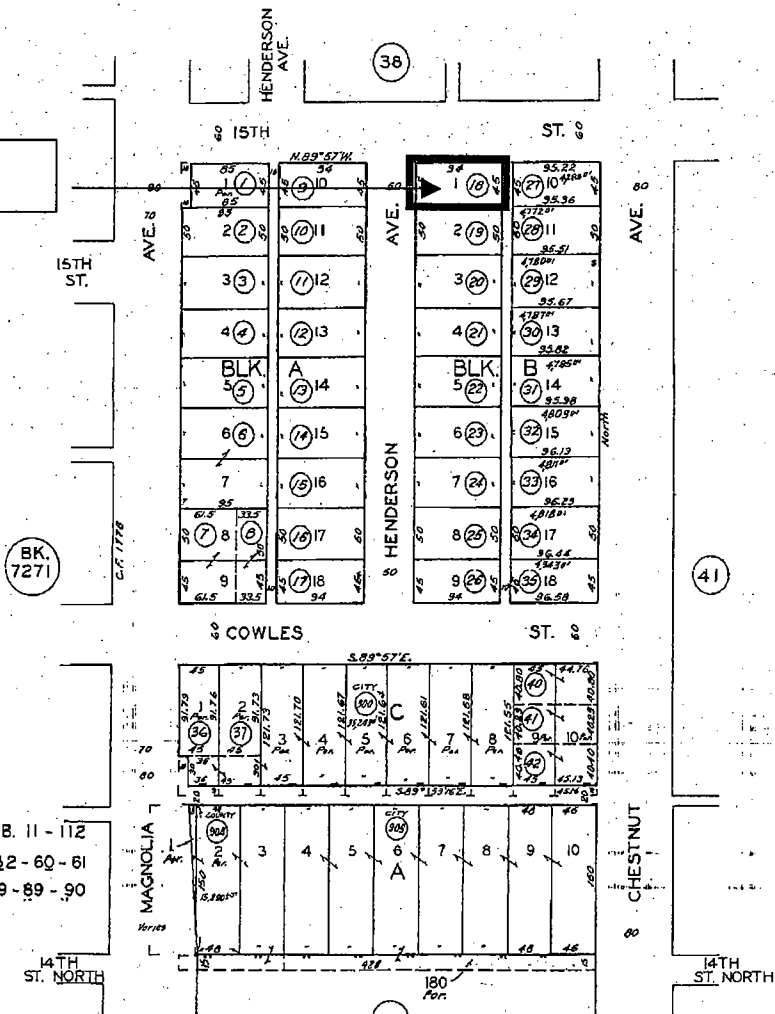
# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7269: 40  
SCALE 1" = 100'

2004

1494 Henderson



MAGNOLIA HILL TRACT M. B. 11 - 112  
 TRACT NO. 7518 M. B. 82 - 60 - 61  
 AMERICAN COLONY TRACT M. R. 19 - 89 - 90

CODE  
11934

14TH ST. NORTH

14TH ST. NORTH

FOR PREV. ASSM'T SEE:  
970-273-32

COUNT

# Exhibit A

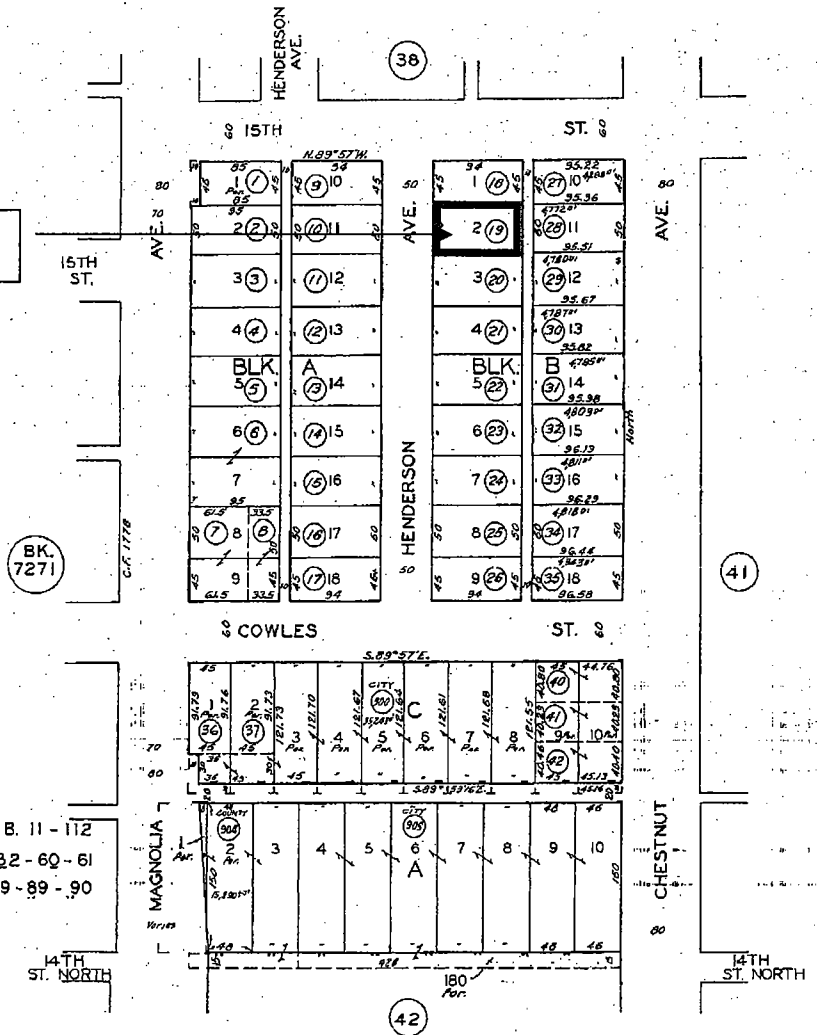
County of Los Angeles: Rick Auerbach, Assessor

7269 40  
SCALE 1" = 100'

2004



1486 Henderson



BK. 7271

41

42

MAGNOLIA HILL TRACT M. B. 11 - 112  
TRACT NO. 7518 M. B. 62 - 60 - 61  
AMERICAN COLONY TRACT M. R. 19 - 89 - 90

CODE  
11934

FOR PREV. ASSMT SEE:  
970-273.32

COUNTY

# Exhibit A

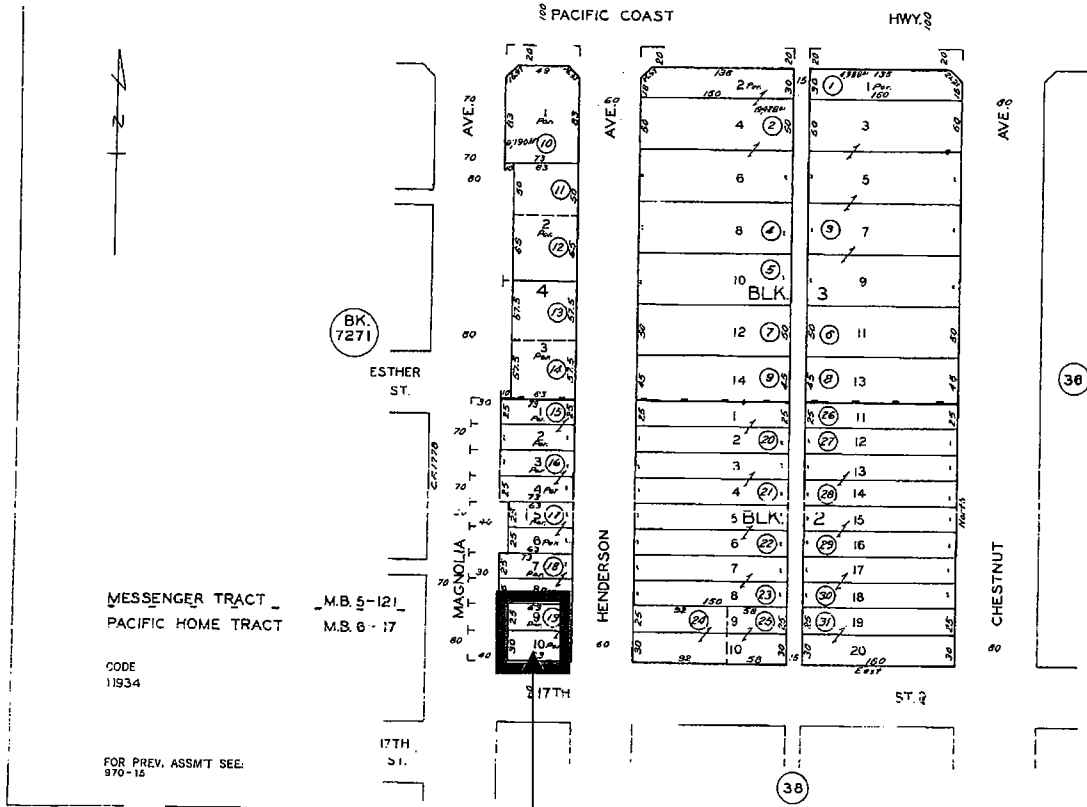
County of Los Angeles: Rick Auerbach, Assessor

7269 37  
SCALE 1" = 80'

1994

BK.  
7209  
P.M. 10878

670  
S.A.



469-471 W 17<sup>th</sup> St.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALI

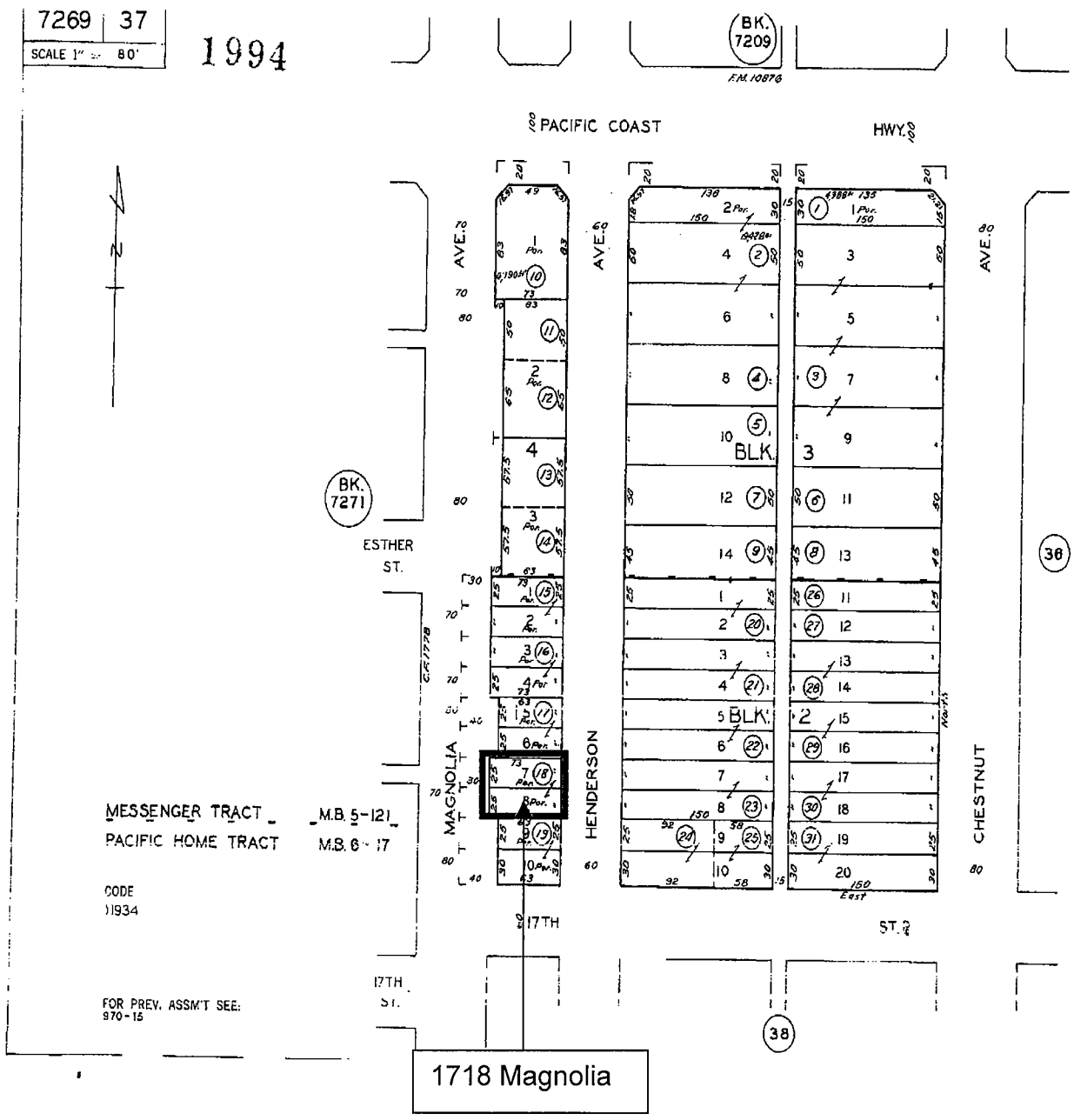
# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7269 37  
SCALE 1" = 80'

1994

(BK. 7209)  
F.M. 10876

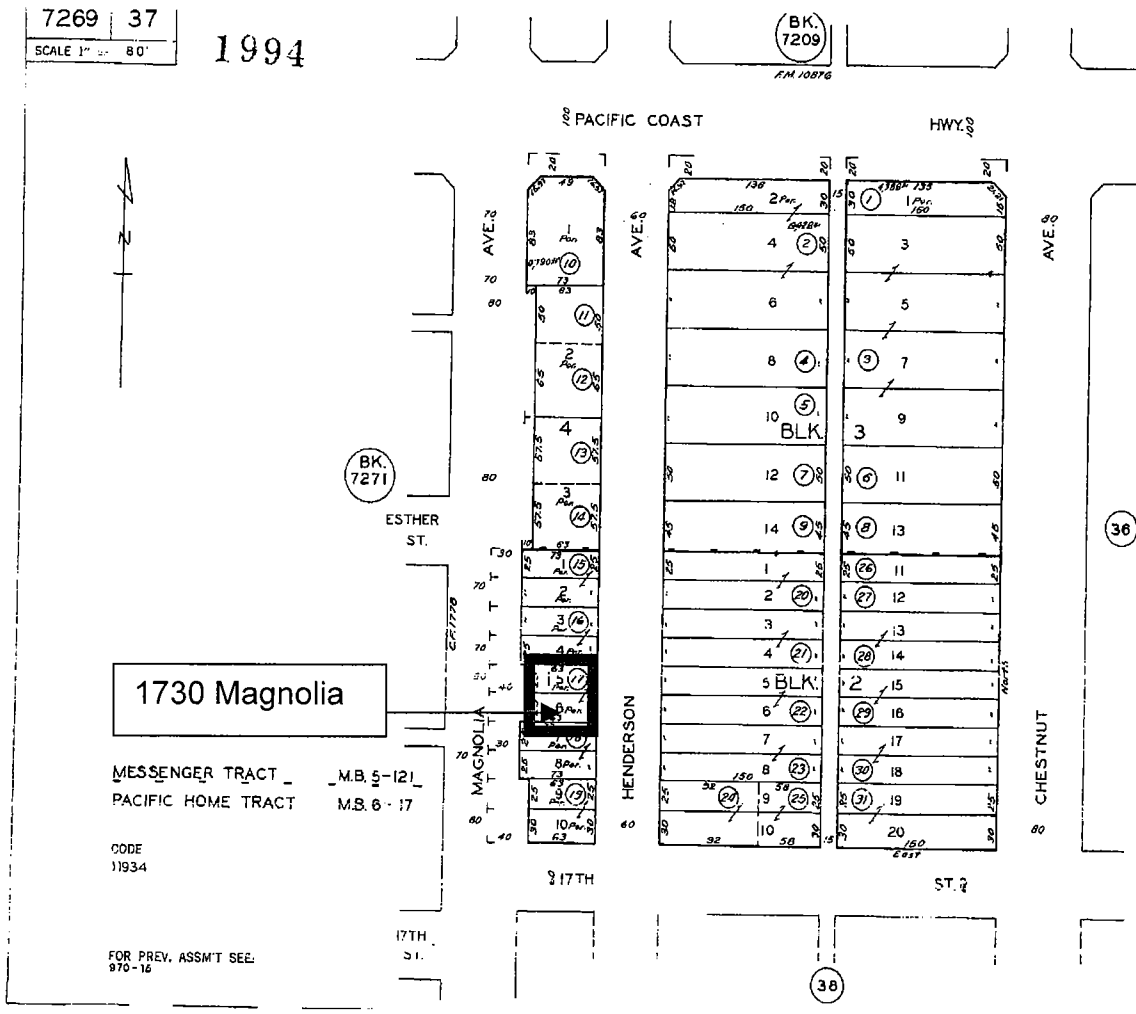


1718 Magnolia

COUNTY

# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor



# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

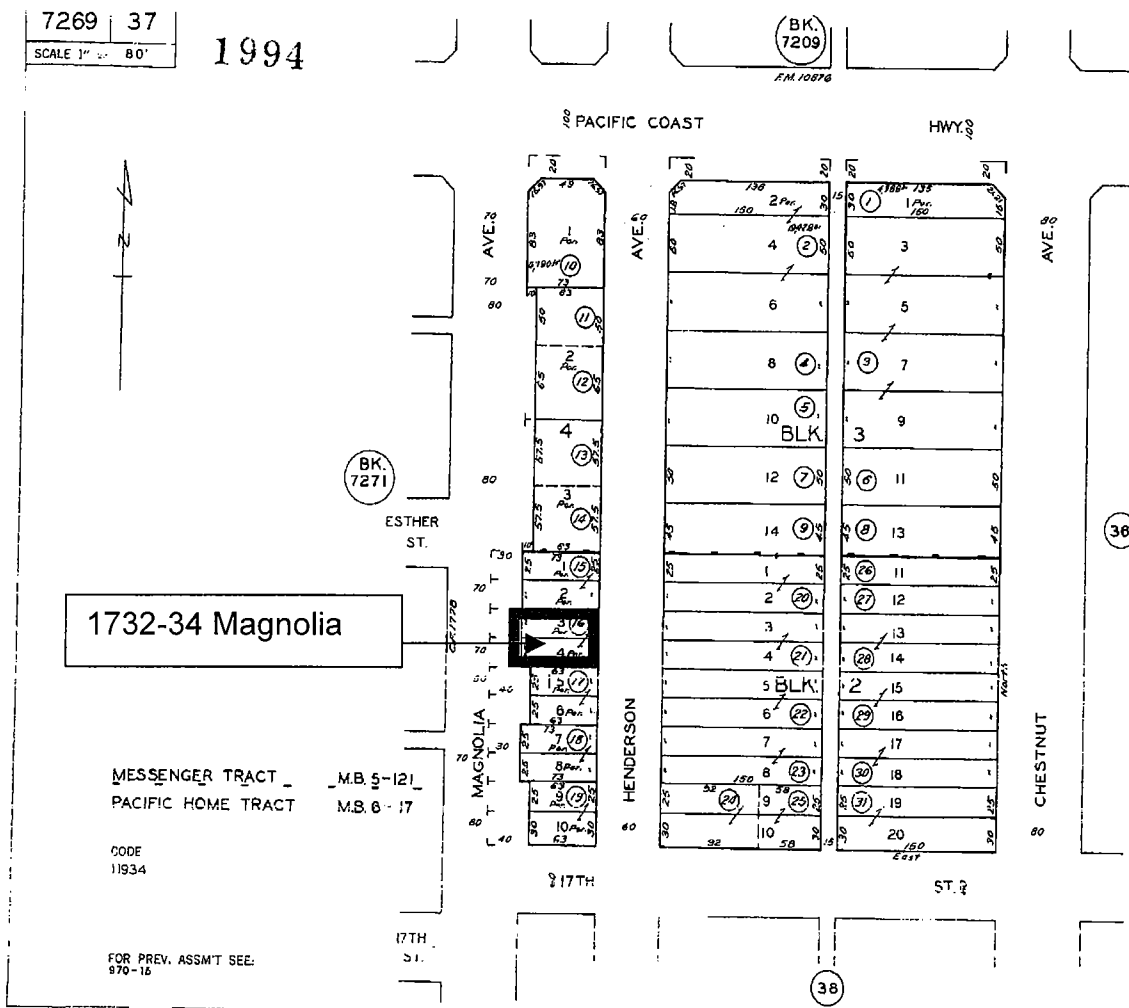


Exhibit B

1348 Pacific Avenue



Exhibit B

1339-47 Pine Avenue





Exhibit B

1411 Pine Avenue

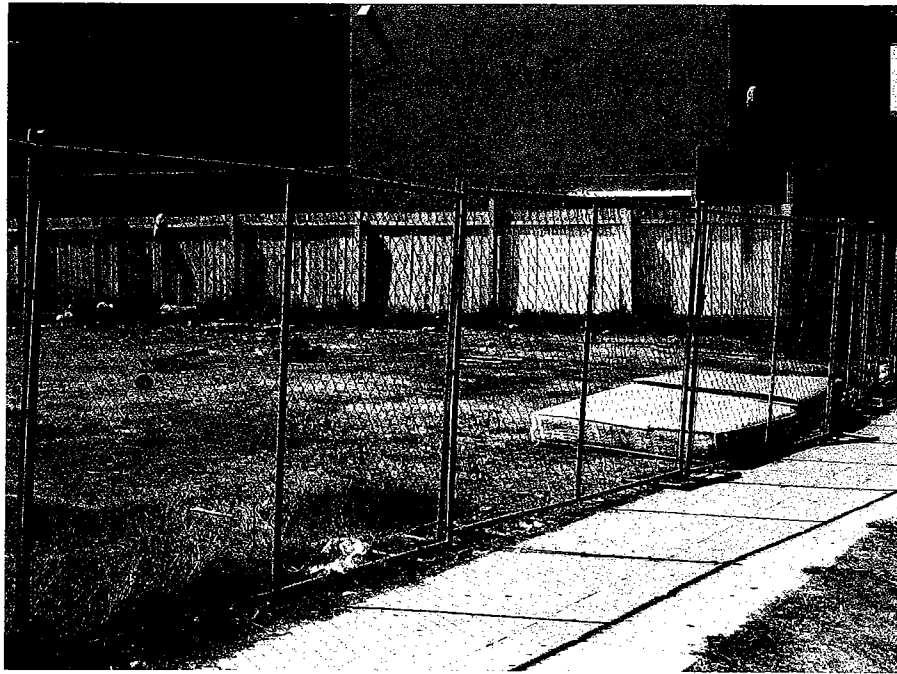


Exhibit B

1494 Henderson Avenue



Exhibit B

1486 Henderson Avenue



Exhibit B

469-471 West 17<sup>th</sup> Street



Exhibit B

1718 Magnolia Avenue



Exhibit B

1730 Magnolia Avenue



Exhibit B

1732-34 Magnolia Avenue



RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,  
FINDING AND DETERMINING THE PUBLIC INTEREST  
AND NECESSITY FOR ACQUIRING AND AUTHORIZING  
THE CONDEMNATION OF CERTAIN REAL PROPERTY  
(1348 PACIFIC AVENUE) WITHIN THE CENTRAL LONG  
BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq., is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the Central Long Beach Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including acquiring fee simple title to the real property located at 1348 Pacific Avenue, Long Beach, CA 90813 (APN 7269-005-003, 005) and more particularly described as follows:

THE WEST 110 FEET OF LOT 2 IN BLOCK 5 OF  
TOWNSEND AND ROBINSON TRACT NO. 2, AND THE  
NORTH 20 FEET OF THE WEST 110 FEET OF LOT 4 IN



BLOCK 5 OF TOWNSEND AND ROBINSON TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 21 AND IN BOOK 2 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency gave written notice by first class mail, at least fifteen (15) days prior to the date of the meeting at which this resolution was adopted, to those persons whose property is to be acquired by eminent domain and whose names and addresses appear as owners of the Subject Property on the last equalized Los Angeles County assessment roll; and

WHEREAS, pursuant to the California Environmental Quality Act, the acquisition of these properties is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists; and

WHEREAS, said notice states forth the intent of the governing body of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and be heard on the matters referred to in Code of Civil Procedure Section 1240.030 and on compliance with the requirements of Government Code Section 7267.2, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of that notice shall result in a waiver of such right;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity require the Redevelopment Project.

Sec. 2. The Redevelopment Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Sec. 3. The Subject Property is necessary for the proposed project.

Sec. 4. The offer required by Government Code Section 7267.2(a), was made to the owner or owners of record.

Sec. 5. The law firm of Nossaman, Guthner, Knox, and Elliott, LLP, as special legal counsel, is authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the property described herein by eminent domain. Said law firm is also authorized and directed to seek and obtain an Order of Possession of said property interest in accordance with the provisions of the eminent domain law.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Executive Director/Secretary

APPROVED:

\_\_\_\_\_  
Chair

HAM:fl  
8/11/06  
L:\APPS\CtyLaw32\WPDOCS\D011\005\00092864.WPD  
#06-04051

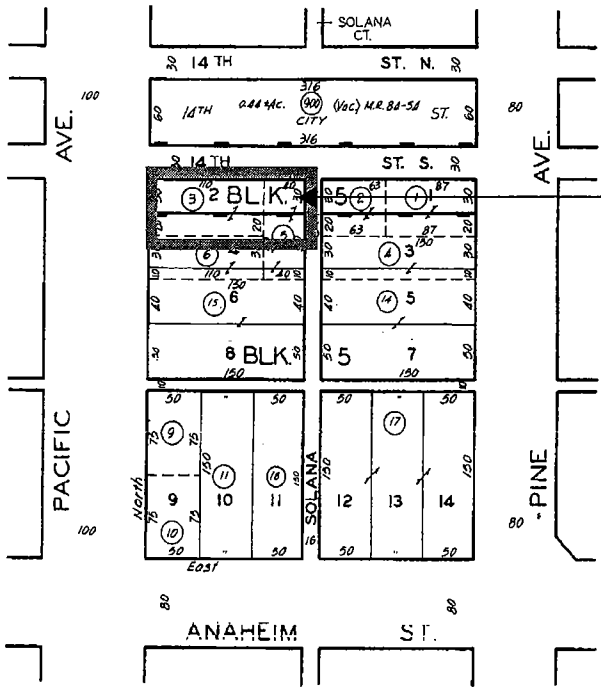
# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7269 | 5  
SCALE 1" = 80'

1999

REVISED  
11-5-93  
847513-87  
94225  
S-05280003004-87



1348 Pacific Ave

TOWNSEND & ROBINSON TRACT NO. 2  
M. B. 3-21

TOWNSEND & ROBINSON TRACT  
M. B. 2-3-4

CODE  
1193.4

FOR REF. ONLY SEE 830-21 & 22

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,  
FINDING AND DETERMINING THE PUBLIC INTEREST  
AND NECESSITY FOR ACQUIRING AND AUTHORIZING  
THE CONDEMNATION OF CERTAIN REAL PROPERTY  
(1339-1347 PINE AVENUE AND 1411 PINE AVENUE)  
WITHIN THE CENTRAL LONG BEACH REDEVELOPMENT  
PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq., is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the Central Long Beach Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including acquiring fee simple title to the real property located at 1339-1347 Pine Avenue, Long Beach, CA 90813 (APN 7269-005-001, 004) and to the real property located at 1411 Pine Avenue, Long Beach, CA 90813 (APN 7269-006-020, 021), which are more particularly described in Exhibit A attached hereto and shown on the site plans

attached hereto as Exhibit B (“Subject Property”); and

WHEREAS, the Agency gave written notice by first class mail, at least fifteen (15) days prior to the date of the meeting at which this resolution was adopted, to those persons whose property is to be acquired by eminent domain and whose names and addresses appear as owners of the Subject Property on the last equalized Los Angeles County assessment roll; and

WHEREAS, pursuant to the California Environmental Quality Act, the acquisition of these properties is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists; and

WHEREAS, said notice states forth the intent of the governing body of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and be heard on the matters referred to in Code of Civil Procedure Section 1240.030 and on compliance with the requirements of Government Code Section 7267.2, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of that notice shall result in a waiver of such right;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity require the Redevelopment Project.

Sec. 2. The Redevelopment Project is planned or located in the

manner that will be most compatible with the greatest public good and the least private injury.

Sec. 3. The Subject Property is necessary for the proposed project.

Sec. 4. The offer required by Government Code Section 7267.2(a), was made to the owner or owners of record.

Sec. 5. The law firm of Nossaman, Guthner, Knox, and Elliott, LLP, as special legal counsel, is authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the property described herein by eminent domain. Said law firm is also authorized and directed to seek and obtain an Order of Possession of said property interest in accordance with the provisions of the eminent domain law.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this \_\_\_\_ day of \_\_\_\_\_, 2006.

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Executive Director/Secretary

APPROVED:

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Chair

HAM:fl  
8/11/06  
L:\APPS\CityLaw32\WPDOCS\ID011\PO05\00092860.WPD  
#06-04050

## Exhibit A

### PARCEL 1:

THE SOUTH 50 FEET OF LOTS 5 AND 6 IN BLOCK 6 OF TOWNSEND AND ROBINSON TRACT NO. 2, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE(S) 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### PARCEL 2:

THE SOUTH 30 FEET OF LOT 3 AND THE NORTH 10 FEET OF LOT 5 IN BLOCK 5 OF TOWNSEND AND ROBINSON TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### PARCEL 3:

THE EASTERLY 87 FEET OF LOT 1 IN BLOCK 5 OF TOWNSEND AND ROBINSON TRACT NO. 2, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE(S) 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE EASTERLY 87 FEET OF THE NORTH 20 FEET OF LOT 3 IN BLOCK 5 OF TOWNSEND AND ROBINSON TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE(S) 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL RIGHT, TITLE AND INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, AND OTHER MINERAL AND KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER, OR FLOWING THROUGH OR THAT MAY BE PRODUCED FROM THE PROPERTY HERIN CONVEYED; PROVIDED, HOWEVER, NO RIGHT IS RESERVED BY REASON OF THIS EXCEPTION OR RESERVATION TO ENTER THE SURFACE OF SAID PROPERTY, OR SUB-SURFACE THEREOF AT ANY POINT ABOVE A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE THEREOF.

### PARCEL 4:

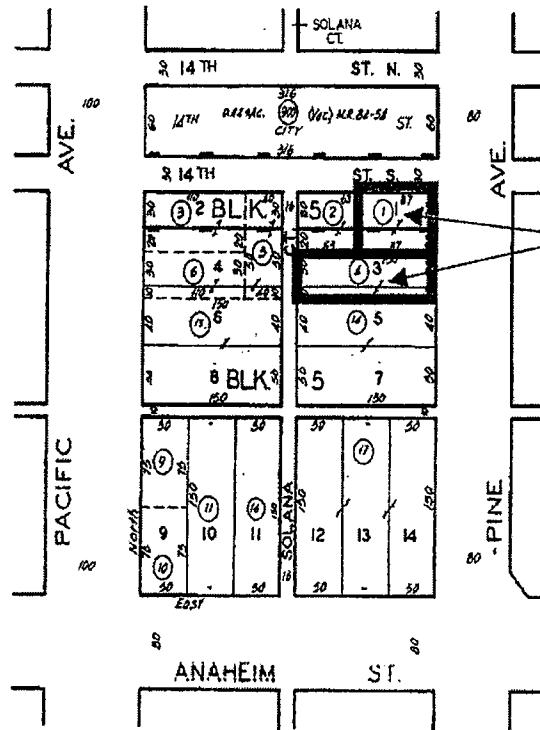
THE SOUTH 50 FEET OF THE NORTH 100 FEET OF LOTS 5 AND 6 IN BLOCK 6 OF THE TOWNSEND AND ROBINSON TRACT NO. 2, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE(S) 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

# EXHIBIT "B"

County of Los Angeles: Rick Auerbach, Assessor

7269 5  
SCALE 1" = 100'

1999



1339-47 Pine Ave

TOWNSEND & ROBINSON TRACT NO. 2  
M. B. 3-21

CODE  
11934

TOWNSEND & ROBINSON TRACT  
M. B. 2-3-4

FOR TREC. MAPS, TEL. 833-21422

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALI



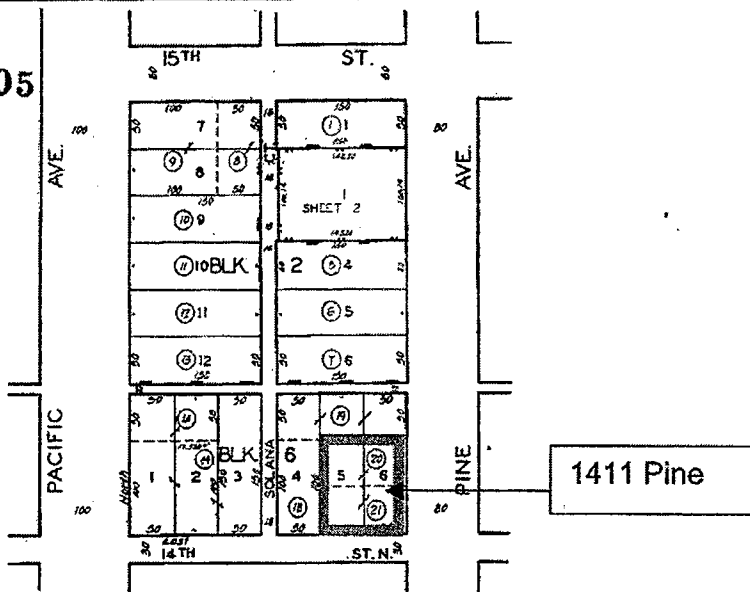
# EXHIBIT "B"

County of Los Angeles: Rick Auerbach, Assessor

7269 6  
SHEET 1  
SCALE 1" = 80'

2005

REVISED  
7/10/2017  
05:10:42M-05  
05:51:3-27  
510277180000-70  
2017080000-04  
201710200001-10  
MAY 27  
2018 05:04:06M-10



1411 Pine

SULLIVAN TRACT

M. B. 5-2

TOWNSEND & ROBINSON TRACT NO. 2

M. B. 3-21

CONDOMINIUM  
TRACT NO. 50378

M. B. 1201-98-99

CODE  
1934

FOR TRK, ASSMT, SEE: 633-11 & 21

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,  
FINDING AND DETERMINING THE PUBLIC INTEREST  
AND NECESSITY FOR ACQUIRING AND AUTHORIZING  
THE CONDEMNATION OF CERTAIN REAL PROPERTY  
(1494 HENDERSON AVENUE) WITHIN THE CENTRAL  
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq., is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the Central Long Beach Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including acquiring fee simple title to the real property located at 1494 Henderson Avenue, Long Beach, CA 90813 (APN 7269-040-018) and more particularly described as follows:

LOT 1 IN BLOCK B OF TRACT NO. 7518 IN THE CITY OF  
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 82

PAGE(S) 60 AND 61, OF MAPS, IN THE OFFICE OF  
COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A and incorporated herein by  
this reference (“Subject Property”); and

WHEREAS, the Agency gave written notice by first class mail, at least  
fifteen (15) days prior to the date of the meeting at which this resolution was adopted, to  
those persons whose property is to be acquired by eminent domain and whose names  
and addresses appear as owners of the Subject Property on the last equalized Los  
Angeles County assessment roll; and

WHEREAS, pursuant to the California Environmental Quality Act, the  
acquisition of these properties is categorically exempt under Public Resources Code,  
Division 13, Section 15301 as the acquisition activities contemplated are not intended  
to expand the use beyond that which currently exists; and

WHEREAS, said notice states forth the intent of the governing body of the  
Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the  
Subject Property, and further provides that such persons shall have a right to appear  
and be heard on the matters referred to in Code of Civil Procedure Section 1240.030  
and on compliance with the requirements of Government Code Section 7267.2, and  
further provides that failure of such persons to file a written notice of intent to appear  
and to be heard within fifteen (15) days following the date of mailing of that notice shall  
result in a waiver of such right;

NOW, THEREFORE, the Redevelopment Agency of the City of Long  
Beach, California, resolves as follows:

Section 1. The public interest and necessity require the Redevelopment Project.

Sec. 2. The Redevelopment Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Sec. 3. The Subject Property is necessary for the proposed project.

Sec. 4. The offer required by Government Code Section 7267.2(a), was made to the owner or owners of record.

Sec. 5. The law firm of Nossaman, Guthner, Knox, and Elliott, LLP, as special legal counsel, is authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the property described herein by eminent domain. Said law firm is also authorized and directed to seek and obtain an Order of Possession of said property interest in accordance with the provisions of the eminent domain law.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Executive Director/Secretary

APPROVED:

\_\_\_\_\_  
Chair

HAM:fl  
8/11/06  
L:\APPS\CtyLaw32\WPDOCS\011\005\00092847.WPD  
#06-04049

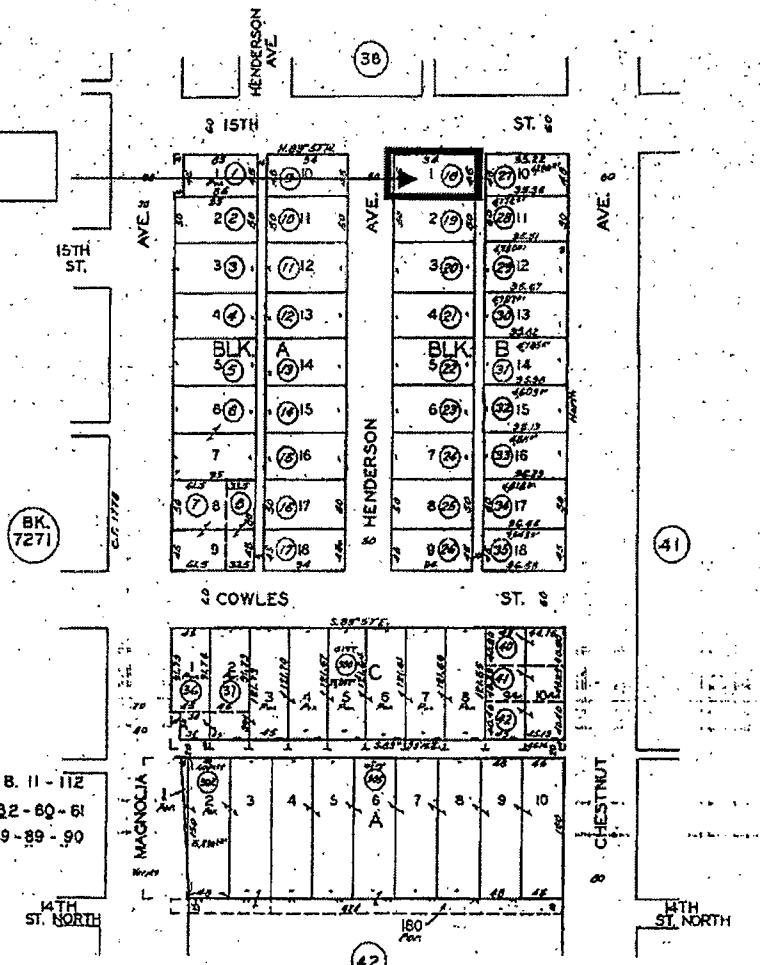
# EXHIBIT "A"

County of Los Angeles: Rick Auerbach, Assessor

7269 40  
SCALE 1" = 100'

2004

1494 Henderson



MAGNOLIA HILL TRACT M. B. 11 - 112  
TRACT NO. 7518 M. B. 82 - 60 - 61  
AMERICAN COLONY TRACT M. R. 19 - 89 - 90

CODE  
11934

FOR PREV. ASSMIT SEE:  
970-21232

COURT

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,  
FINDING AND DETERMINING THE PUBLIC INTEREST  
AND NECESSITY FOR ACQUIRING AND AUTHORIZING  
THE CONDEMNATION OF CERTAIN REAL PROPERTY  
(1486 HENDERSON AVENUE) WITHIN THE CENTRAL  
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq., is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the Central Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including acquiring fee simple title to the real property located at 1486 Henderson Avenue, Long Beach, CA 90813 (APN 7269-040-019) and more particularly described as follows:

LOT 2 IN BLOCK "B" OF TRACT NO. 7518 IN THE CITY OF  
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 82

PAGE(S) 60 AND 61, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED JUNE 17, 1987 AS INSTRUMENT NO. 87-960401, OFFICIAL RECORDS.

and as shown on the site plan attached hereto as Exhibit A and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency gave written notice by first class mail, at least fifteen (15) days prior to the date of the meeting at which this resolution was adopted, to those persons whose property is to be acquired by eminent domain and whose names and addresses appear as owners of the Subject Property on the last equalized Los Angeles County assessment roll; and

WHEREAS, pursuant to the California Environmental Quality Act, the acquisition of these properties is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists; and

WHEREAS, said notice states forth the intent of the governing body of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and be heard on the matters referred to in Code of Civil Procedure Section 1240.030

and on compliance with the requirements of Government Code Section 7267.2, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of that notice shall result in a waiver of such right;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity require the Redevelopment Project.

Sec. 2 The Redevelopment Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Sec. 3. The Subject Property is necessary for the proposed project.

Sec. 4. The offer required by Government Code Section 7267.2(a), was made to the owner or owners of record.

Sec. 5. The law firm of Nossaman, Guthner, Knox, and Elliott, LLP, as special legal counsel, is authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the property described herein by eminent domain. Said law firm is also authorized and directed to seek and obtain an Order of Possession of said property interest in accordance with the provisions of the eminent domain law.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of

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Long Beach, California, on this \_\_\_\_ day of \_\_\_\_\_, 2006.

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Executive Director/Secretary

APPROVED:

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Chair

HAM:fl  
8/11/06  
L:\APPS\CtyLaw32\WPDOCS\D011\005\00092845.WPD  
#06-04048

# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7269 40  
SCALE 1" = 100'

2004

1486 Henderson



BLK. 7271

38

41

MAGNOLIA HILL TRACT M. B. 11 - 112  
TRACT NO. 7518 M. B. 62 - 60 - 61  
AMERICAN COLONY TRACT M. B. 19 - 89 - 90

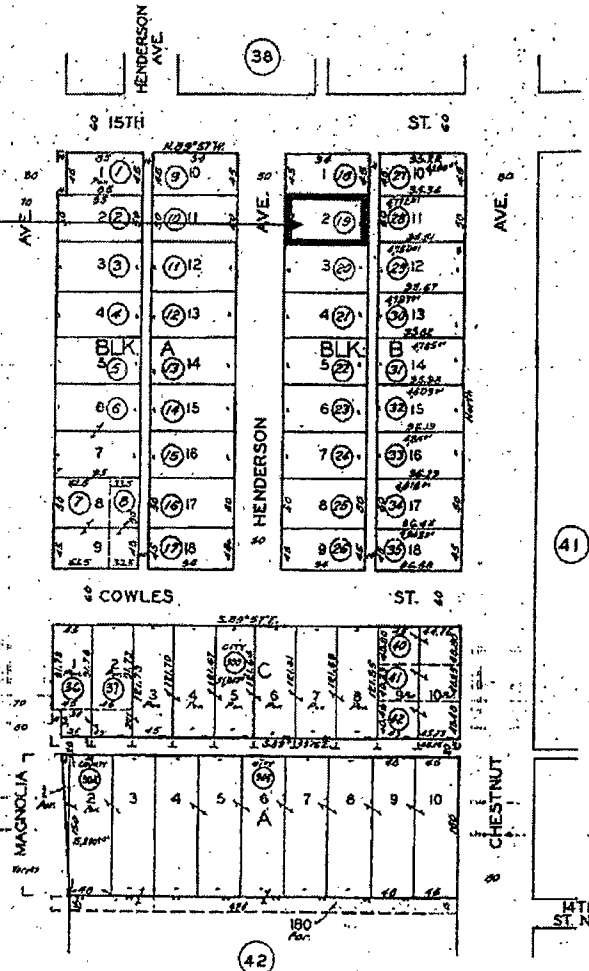
CODE 11934

14TH ST. NORTH

14TH ST. NORTH

FOR PREV. ASSMT SEE: 970-27132

42



COUNTY

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,  
FINDING AND DETERMINING THE PUBLIC INTEREST  
AND NECESSITY FOR ACQUIRING AND AUTHORIZING  
THE CONDEMNATION OF CERTAIN REAL PROPERTY  
(469-471 WEST 17<sup>TH</sup> STREET AND 1718 MAGNOLIA  
AVENUE) WITHIN THE CENTRAL LONG BEACH  
REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq., is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the Central Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including acquiring fee simple title to the real property located at 469-471 West 17<sup>TH</sup> Street, Long Beach, CA 90813 and the real property located at 1718 Magnolia Avenue, Long Beach, CA 90813 (APN's 7269-037-018 and 7269-037-019), and more particularly described as follows:

LOTS 7, 8, 9, AND 10 IN BLOCK 1 OF PACIFIC HOME TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 30 FEET OF LOTS 9 AND 10.

and as shown on the site plans attached hereto as Exhibit A and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency gave written notice by first class mail, at least fifteen (15) days prior to the date of the meeting at which this resolution was adopted, to those persons whose property is to be acquired by eminent domain and whose names and addresses appear as owners of the Subject Property on the last equalized Los Angeles County assessment roll; and

WHEREAS, pursuant to the California Environmental Quality Act, the acquisition of these properties is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists; and

WHEREAS, said notice states forth the intent of the governing body of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and be heard on the matters referred to in Code of Civil Procedure Section 1240.030 and on compliance with the requirements of Government Code Section 7267.2, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of that notice shall

result in a waiver of such right;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity require the Redevelopment Project.

Sec. 2. The Redevelopment Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Sec. 3. The Subject Property is necessary for the proposed project.

Sec. 4. The offer required by Government Code Section 7267.2(a), was made to the owner or owners of record.

Sec. 5. The law firm of Nossaman, Guthner, Knox, and Elliott, LLP, as special legal counsel, is authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the property described herein by eminent domain. Said law firm is also authorized and directed to seek and obtain an Order of Possession of said property interest in accordance with the provisions of the eminent domain law.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this \_\_\_\_ day of \_\_\_\_\_, 2006.

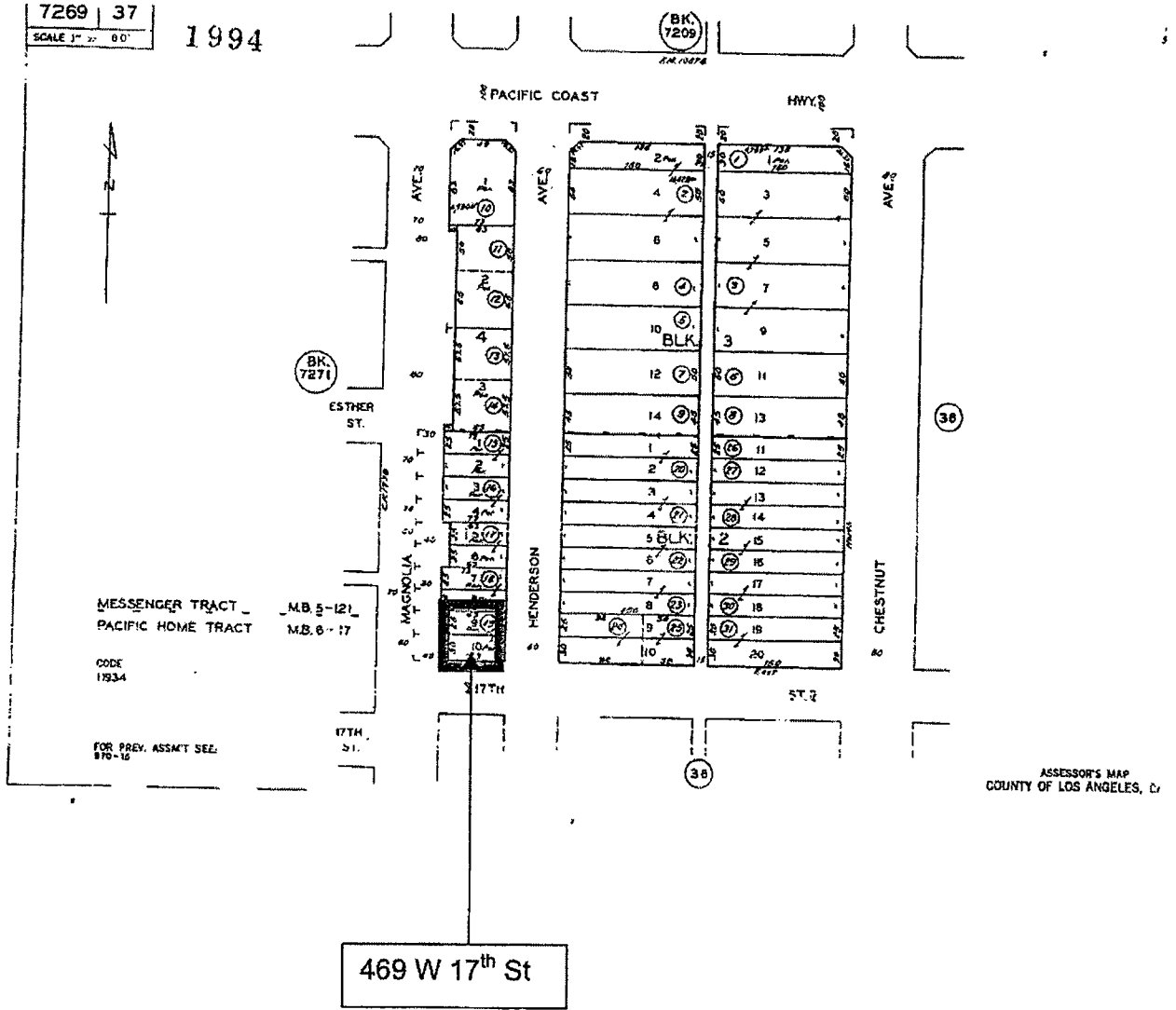
\_\_\_\_\_  
Executive Director/Secretary

APPROVED:

\_\_\_\_\_  
Chair

# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor



# Exhibit A

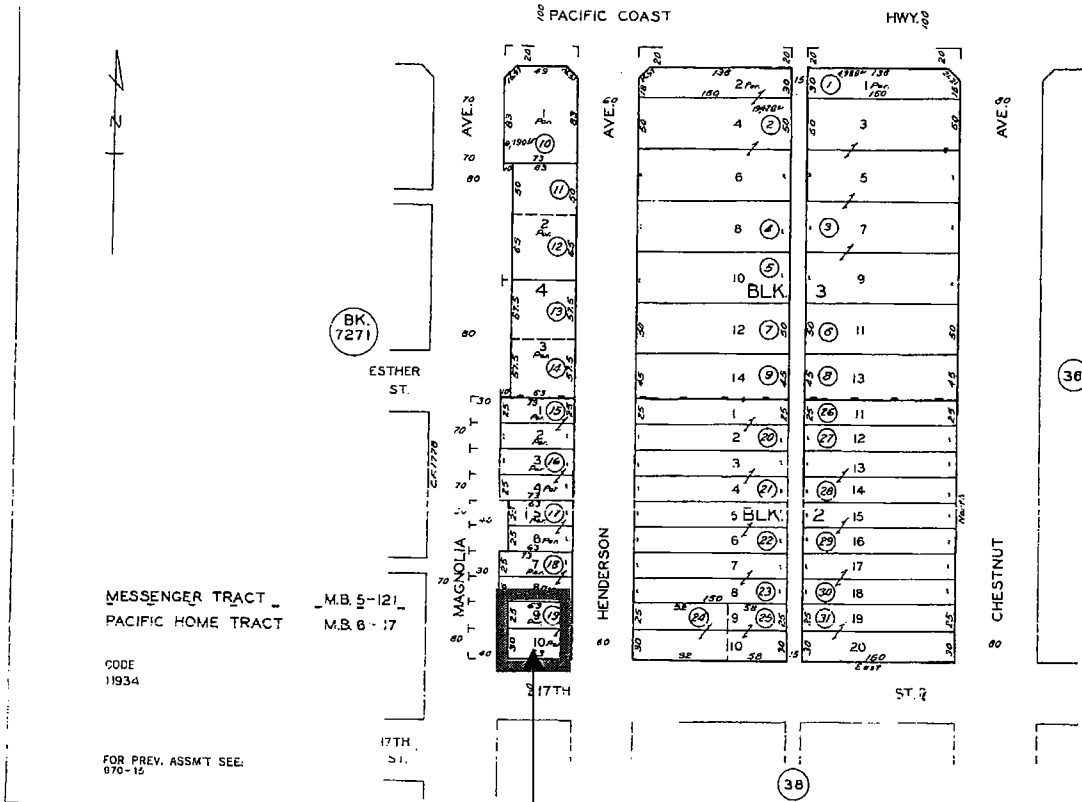
County of Los Angeles: Rick Auerbach, Assessor

7269 37  
SCALE 1" = 80'

1994

(BK. 7209)  
F.M. 10870

670  
300

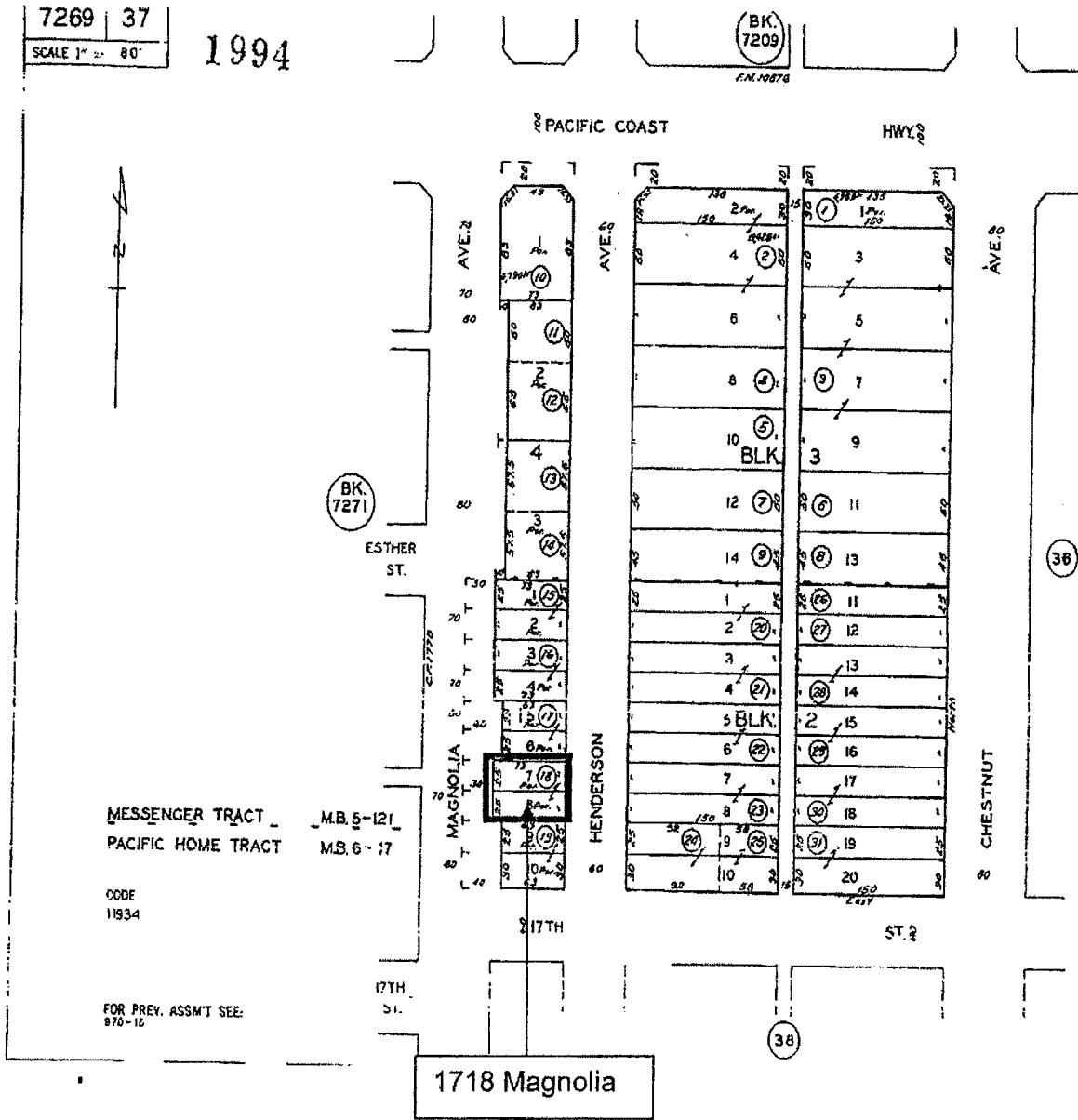


469-471 W 17<sup>th</sup> St.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALI

# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor





RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,  
FINDING AND DETERMINING THE PUBLIC INTEREST  
AND NECESSITY FOR ACQUIRING AND AUTHORIZING  
THE CONDEMNATION OF CERTAIN REAL PROPERTY  
(1730 MAGNOLIA AVENUE) WITHIN THE CENTRAL  
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq., is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the Central Long Beach Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including acquiring fee simple title to the real property located at 1730 Magnolia Avenue, Long Beach, CA 90813 (APN 7269-037-017) and more particularly described as follows:

THE EAST 73 FEET OF LOTS 5 AND 6 IN BLOCK 1 OF  
PACIFIC HOME TRACT, IN THE CITY OF LONG BEACH,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS

PER MAP RECORDED IN BOOK 6 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORDS.

and as shown on the site plan attached hereto as Exhibit A and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency gave written notice by first class mail, at least fifteen (15) days prior to the date of the meeting at which this resolution was adopted, to those persons whose property is to be acquired by eminent domain and whose names and addresses appear as owners of the Subject Property on the last equalized Los Angeles County assessment roll; and

WHEREAS, pursuant to the California Environmental Quality Act, the acquisition of these properties is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists; and

WHEREAS, said notice states forth the intent of the governing body of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and be heard on the matters referred to in Code of Civil Procedure Section 1240.030 and on compliance with the requirements of Government Code Section 7267.2, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of that notice shall

result in a waiver of such right;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity require the Redevelopment Project.

Sec. 2. The Redevelopment Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Sec. 3. The Subject Property is necessary for the proposed project.

Sec. 4. The offer required by Government Code Section 7267.2(a), was made to the owner or owners of record.

Sec. 5. The law firm of Nossaman, Guthner, Knox, and Elliott, LLP, as special legal counsel, is authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the property described herein by eminent domain. Said law firm is also authorized and directed to seek and obtain an Order of Possession of said property interest in accordance with the provisions of the eminent domain law.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this \_\_\_\_ day of \_\_\_\_\_, 2006.

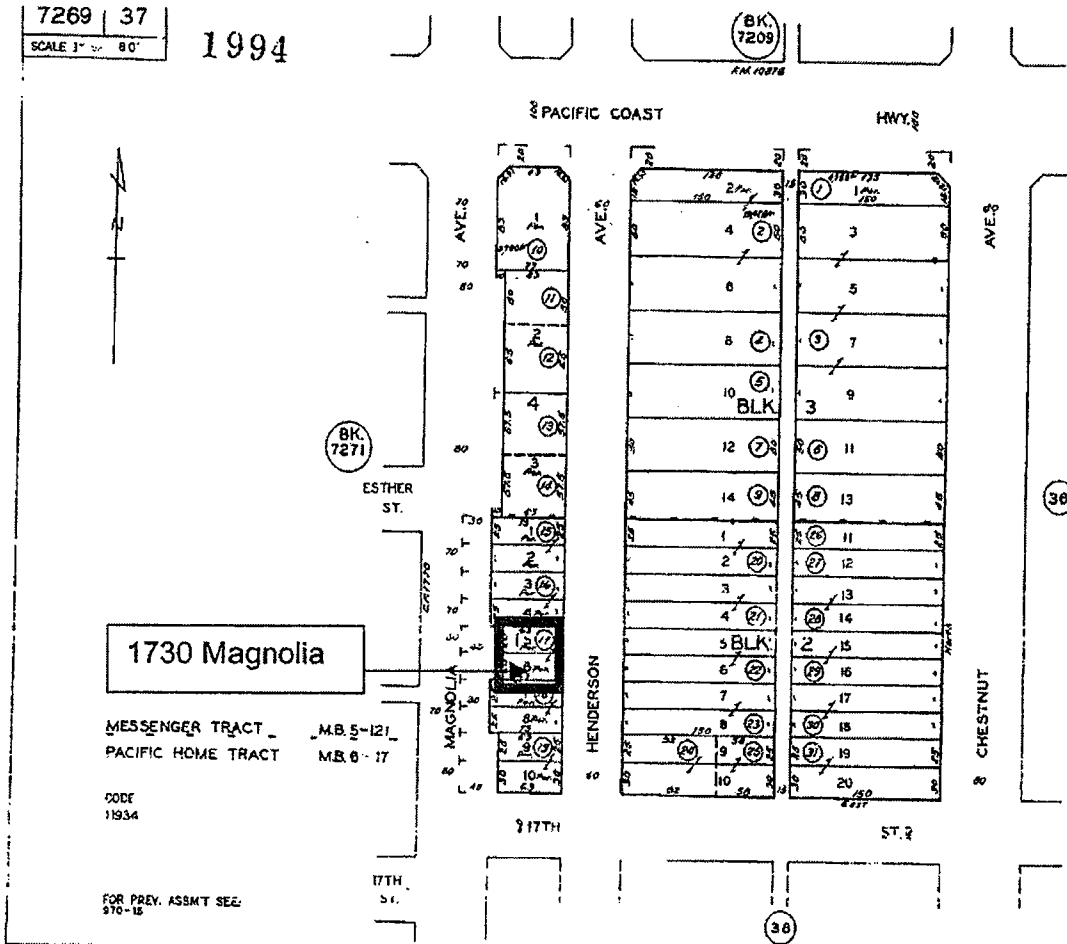
\_\_\_\_\_  
Executive Director/Secretary

APPROVED:

\_\_\_\_\_  
Chair

# Exhibit A

County of Los Angeles: Rick Auerbach, Assessor



RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT  
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,  
FINDING AND DETERMINING THE PUBLIC INTEREST  
AND NECESSITY FOR ACQUIRING AND AUTHORIZING  
THE CONDEMNATION OF CERTAIN REAL PROPERTY  
(1732 – 34 MAGNOLIA AVENUE) WITHIN THE CENTRAL  
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, et seq., is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the Central Long Beach Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including acquiring fee simple title to the real property located at 1732-34 Magnolia Avenue, Long Beach, CA 90813 (APN 7269-037-016) and more particularly described as follows:

LOTS 3 AND 4 IN BLOCK 1 OF PACIFIC HOME TRACT, IN  
THE CITY OF LONG BEACH, COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA, AS PER MAP

RECORDED IN BOOK 6 PAGE 17 OF MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY.

and as shown on the site plan attached hereto as Exhibit A and incorporated herein by  
this reference ("Subject Property"); and

WHEREAS, the Agency gave written notice by first class mail, at least  
fifteen (15) days prior to the date of the meeting at which this resolution was adopted, to  
those persons whose property is to be acquired by eminent domain and whose names  
and addresses appear as owners of the Subject Property on the last equalized Los  
Angeles County assessment roll; and

WHEREAS, pursuant to the California Environmental Quality Act, the  
acquisition of these properties is categorically exempt under Public Resources Code,  
Division 13, Section 15301 as the acquisition activities contemplated are not intended  
to expand the use beyond that which currently exists; and

WHEREAS, said notice states forth the intent of the governing body of the  
Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the  
Subject Property, and further provides that such persons shall have a right to appear  
and be heard on the matters referred to in Code of Civil Procedure Section 1240.030  
and on compliance with the requirements of Government Code Section 7267.2, and  
further provides that failure of such persons to file a written notice of intent to appear  
and to be heard within fifteen (15) days following the date of mailing of that notice shall  
result in a waiver of such right;

NOW, THEREFORE, the Redevelopment Agency of the City of Long  
Beach, California, resolves as follows:

Section 1. The public interest and necessity require the Redevelopment Project.

Sec. 2. The Redevelopment Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Sec. 3. The Subject Property is necessary for the proposed project.

Sec. 4. The offer required by Government Code Section 7267.2(a), was made to the owner or owners of record.

Sec. 5. The law firm of Nossaman, Guthner, Knox, and Elliott, LLP, as special legal counsel, is authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the property described herein by eminent domain. Said law firm is also authorized and directed to seek and obtain an Order of Possession of said property interest in accordance with the provisions of the eminent domain law.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this \_\_\_\_ day of \_\_\_\_\_, 2006.

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Executive Director/Secretary

APPROVED:

---

Chair

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#06-04045

# EXHIBIT "A"

County of Los Angeles: Rick Auerbach, Assessor

