



1 IN WITNESS WHEREOF, the Parties hereto have caused these presents to  
2 be duly executed with all the formalities required by law on the respective dates set forth  
3 opposite their signatures.

4 LONG BEACH ECONOMIC  
5 PARTNERSHIP, a California corporation

6 December 10, 2019

7 By [Signature]  
8 Name RANDAL HERNANDEZ  
9 Title CHAIRMAN, BOARD OF DIRECTORS

10 "Tenant"

11 CITY OF LONG BEACH, a municipal  
12 corporation

13 January 31, 2019<sup>20</sup>

14 By [Signature]  
15 City Manager

16 EXECUTED PURSUANT  
17 TO SECTION 301 OF  
18 THE CITY CHARTER

19 "Landlord"

20 This Second Amendment to Amended and Restated Lease No. 34918 is  
21 approved as to form on January 30, 2019<sup>20</sup>

22 CHARLES PARKIN, City Attorney

23 By [Signature]  
24 Deputy

25 OFFICE OF THE CITY ATTORNEY  
26 CHARLES PARKIN, City Attorney  
27 411 West Ocean Boulevard, 9th Floor  
28 Long Beach, CA 90802

**FILED**  
in the office of the Secretary of State  
of the State of California

**MAR 02 2011**



**ARTICLES OF INCORPORATION**

**I**

The name of the Corporation is Long Beach Downtown Development Corporation ("DDC" or "Corporation").

**II**

A. This Corporation is a nonprofit Public Benefit Corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for:

public and charitable purposes.

B. The specific purposes of the Corporation are to:

- (i) help attract investment to downtown Long Beach that creates jobs, expands existing businesses, recruits new businesses and promotes mixed-use development;
- (ii) facilitate real estate development through innovative public/private partnerships;
- (iii) support, expand and grow downtown businesses through innovative loan and incentive programs;
- (iv) contribute to the overall economic health of downtown;
- (v) respond to unforeseen development opportunities as they present themselves – i.e. site-specific development, planning, or other types of investment responsive to the changing marketplace and economic conditions in Long Beach.

The mission of the Long Beach DDC is to stimulate public and private investment, community partnerships and resources to support the revitalization of Downtown Long Beach.

**III**

The name and address in the State of California of this Corporation's initial agent for service of process is:

Name: Kraig Kojian  
 Address: 100 W. Broadway, Suite 120  
 City: Long Beach State: California Zip Code: 90802

IV


A. This Corporation is organized and operated exclusively for charitable purposes within the meaning of Internal Revenue Code section 501(c)(3).

B. No substantial part of the activities of this Corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate or intervene in any political campaign (including publishing or distribution of statements) on behalf of any candidate for public office.

V

The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this Corporation shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this Corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively to for charitable purposes and which has established its tax exempt status under Internal Revenue Code section 501(c)(3).

IN WITNESS WHEREOF, the undersigned, being the incorporator of the Corporation, has executed these Articles of Incorporation on March 2, 2011.

  
\_\_\_\_\_  
Kraig Kojian, Incorporator

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NCTO

C3354143

FILED *AM*  
Secretary of State  
State of California *SYK*  
NOV 26 2019  
*KC*

CERTIFICATE OF AMENDMENT  
OF ARTICLES OF INCORPORATION

The undersigned certify that:

1. They are the president and the secretary, respectively, of LONG BEACH DOWNTOWN DEVELOPMENT CORPORATION, a California corporation.

2. Article ONE of the Articles of Incorporation of this corporation shall be amended to read as follows:

"ONE: The name of the corporation is Long Beach Economic Partnership."

Article TWO, section B, of the Articles of Incorporation of this corporation shall be amended to read as follows:

"B. The specific purposes of the Corporation is for performing all things incidental to, or appropriate in, the achievement of the following specific and primary mission: to build economic prosperity through partnerships with both private and public entities to create and accelerate growth opportunities for individuals, businesses, and the city at large; to promote, encourage, and enhance the creation of jobs in the City of Long Beach, California through projects that assist in the retention of existing businesses and industries and the attraction of new businesses and industries and aid their development and growth.

3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.


4. The Corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATED: November 3, 2019

By:   
Randal Hernandez, President

DATED: November 13, 2016

By:   
Matthew I. Kinley, Secretary