



LONG BEACH REDEVELOPMENT AGENCY

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

January 9, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5850 Linden Avenue for a purchase price of \$577,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5850 Linden Avenue (APN 7125-033-008) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 1,623 square feet of living area (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Norman and Maria Cease own the property;
- The property was originally appraised at \$525,000 by Lidgard & Associates, in an appraisal report dated October 19, 2005;
- The Agency's purchase price for the property will be \$577,000 or \$355 per square foot. This is within 10 percent of the property's appraised fair market value of \$525,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 9, 2006

Page 2

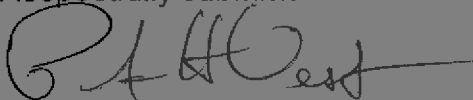
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their December 19, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted



PATRICK H. WEST
EXECUTIVE DIRECTOR

BAK:aes

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

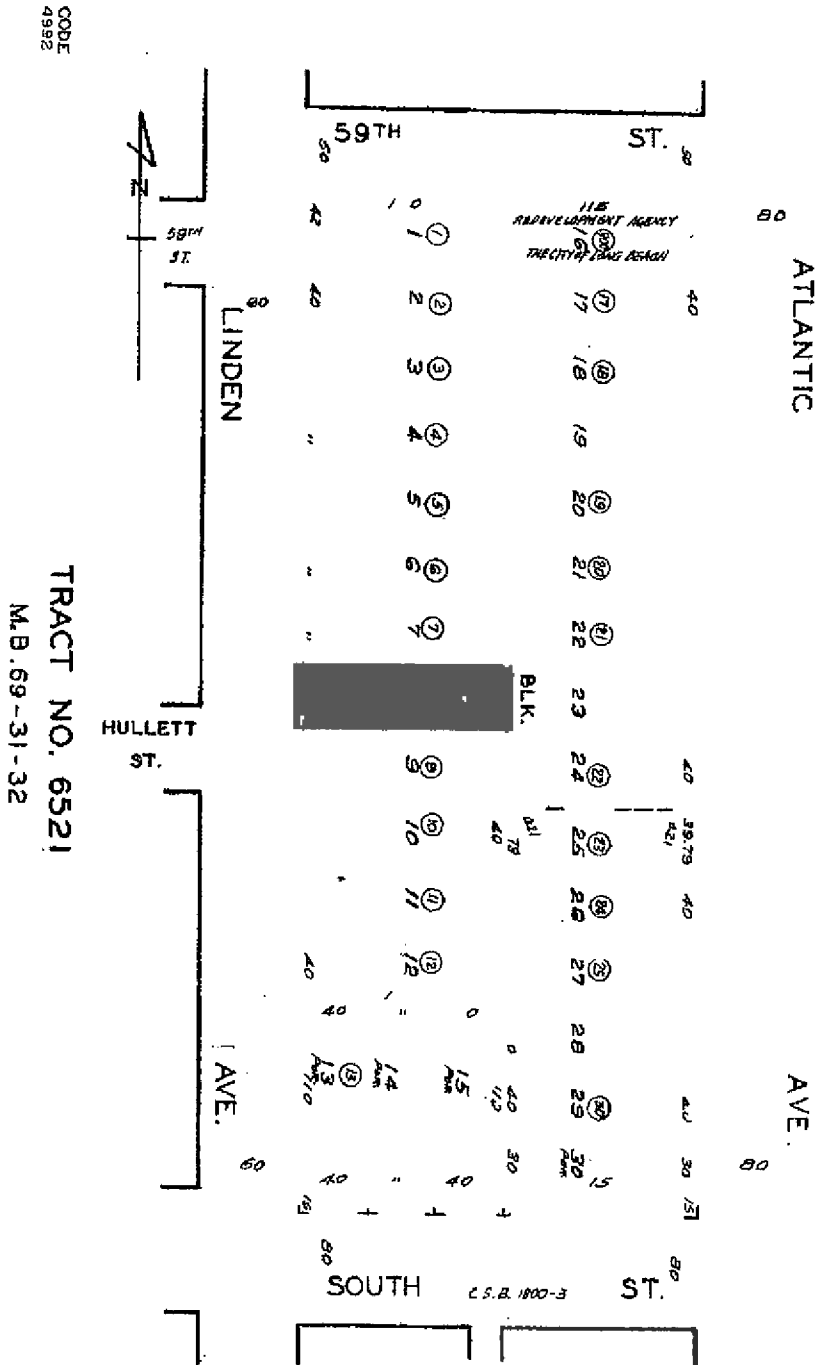
County of Los Angeles: Rick Auerbach, Assessor

7125 33
SCALE 1" = 60'

2005

REVISED
11-19-58
MAY 1960
JAN 1962
JUN 1962

Exhibit A Site Map



ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5850 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

October 10, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5801 Atlantic Avenue for a purchase price of \$1,475,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5801 Atlantic Avenue (APN 7125-033-030) is located within this area (Exhibit A). This parcel has 21,450 square feet of land. The commercial building on this property has 4,708 square feet and is currently being used as a laundromat (Exhibit B). The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Horowitz Family Trust owns the property;
- The property was appraised at \$1,400,000 by Lidgard & Associates, in an appraisal report dated July 13, 2005;
-
- i i

October 10, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their August 25, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles: Rick Auerbach, Assessor

2005

7125 33
SCALE 1"=60'

ATLANTIC

ST

59TH

LINDEN

58W
ST

42

CODE
4952

FOR MAP: ASSUMT SEE: B67-33

TRACT NO. 6521
M.B. 69-31-32

AVE.

AVE.

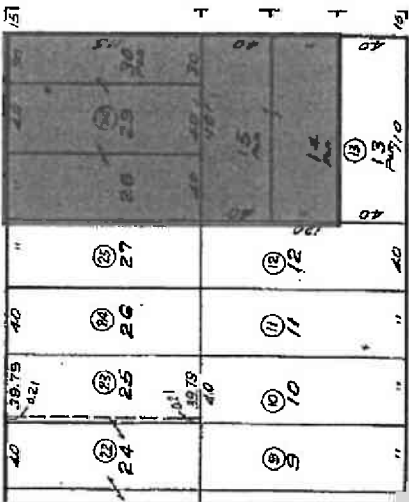


Exhibit A

RECEIVED
11-19-58
ASSISTANT
REGISTER
200400020007100-12

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5801 Atlantic Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

November 14, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5869–75 Atlantic Avenue for a purchase price of \$1,400,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property at 5869–75 Atlantic Avenue (APN 7125-033-019 and 020) is located within this area (Exhibit A). This parcel has 13,800 square feet of land, with a building that is 9,600 square feet. The property consists of first floor commercial space, and two residential rental units in the rear second floor of the building (Exhibit B). The tenants will be relocated according to state relocation law. Long-term use is for development as parcels are assembled. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Dale B. Kindermann owns the property;
- The property was appraised at \$1,300,000 by Lidgard & Associates, in an appraisal report dated March 24, 2005;
- The Agency's purchase price for the property will be \$1,400,000 or \$101 per square foot. This is within 8% percent of the property's appraised fair market value of \$1,300,000; and
- This is a voluntary sale, avoiding eminent domain.

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

REDEVELOPMENT AGENCY BOARD MEMBERS

November 14, 2005

Page 2

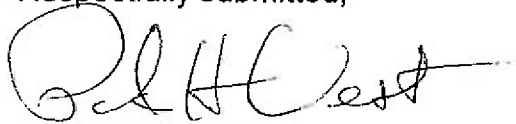
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their August 25, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

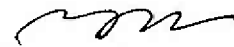
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

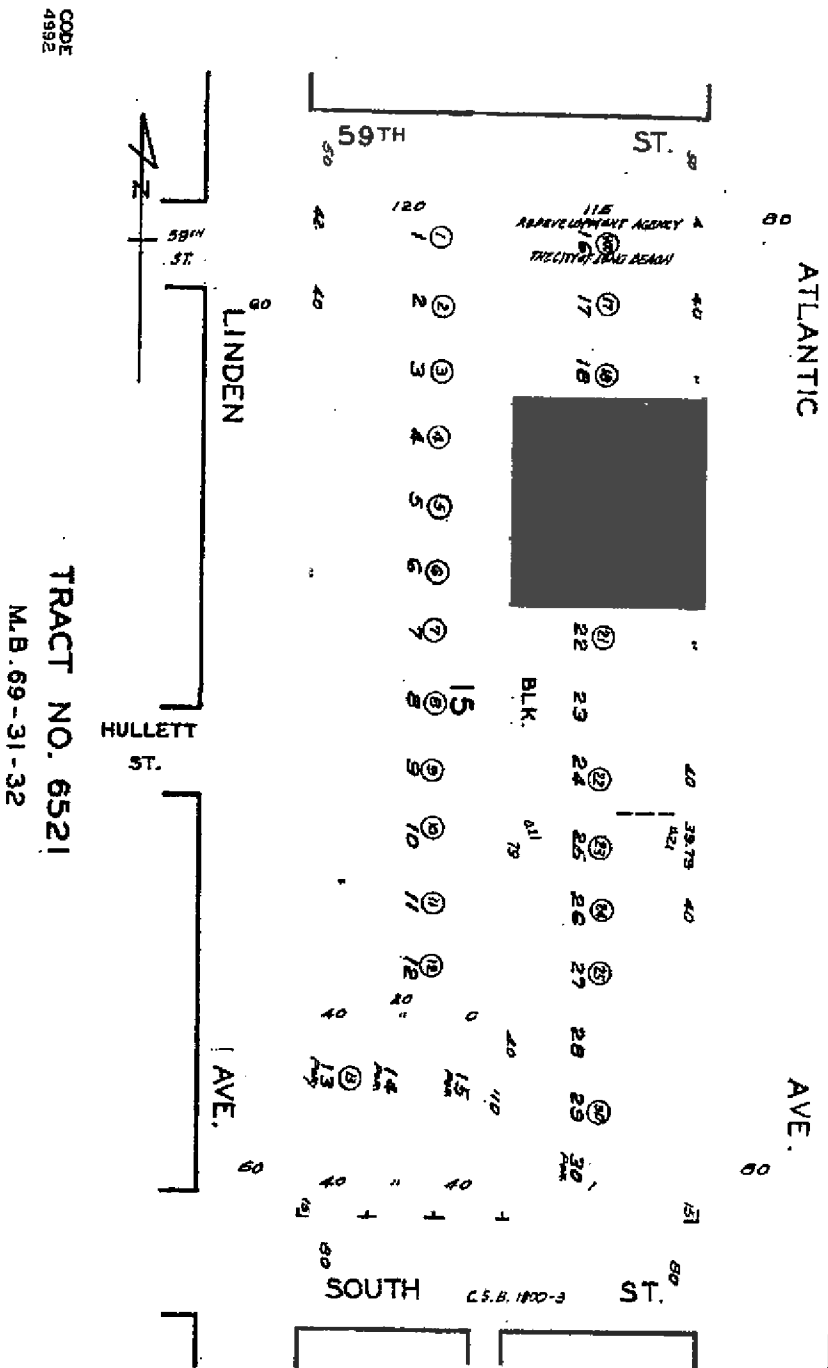
7125 33
SCALE 1" = 60'

2005

County of Los Angeles, Rick Auerbach, Assessor

REVIS
11-13-58
AMERICAN
20444250327244-142

Exhibit A
Site Map



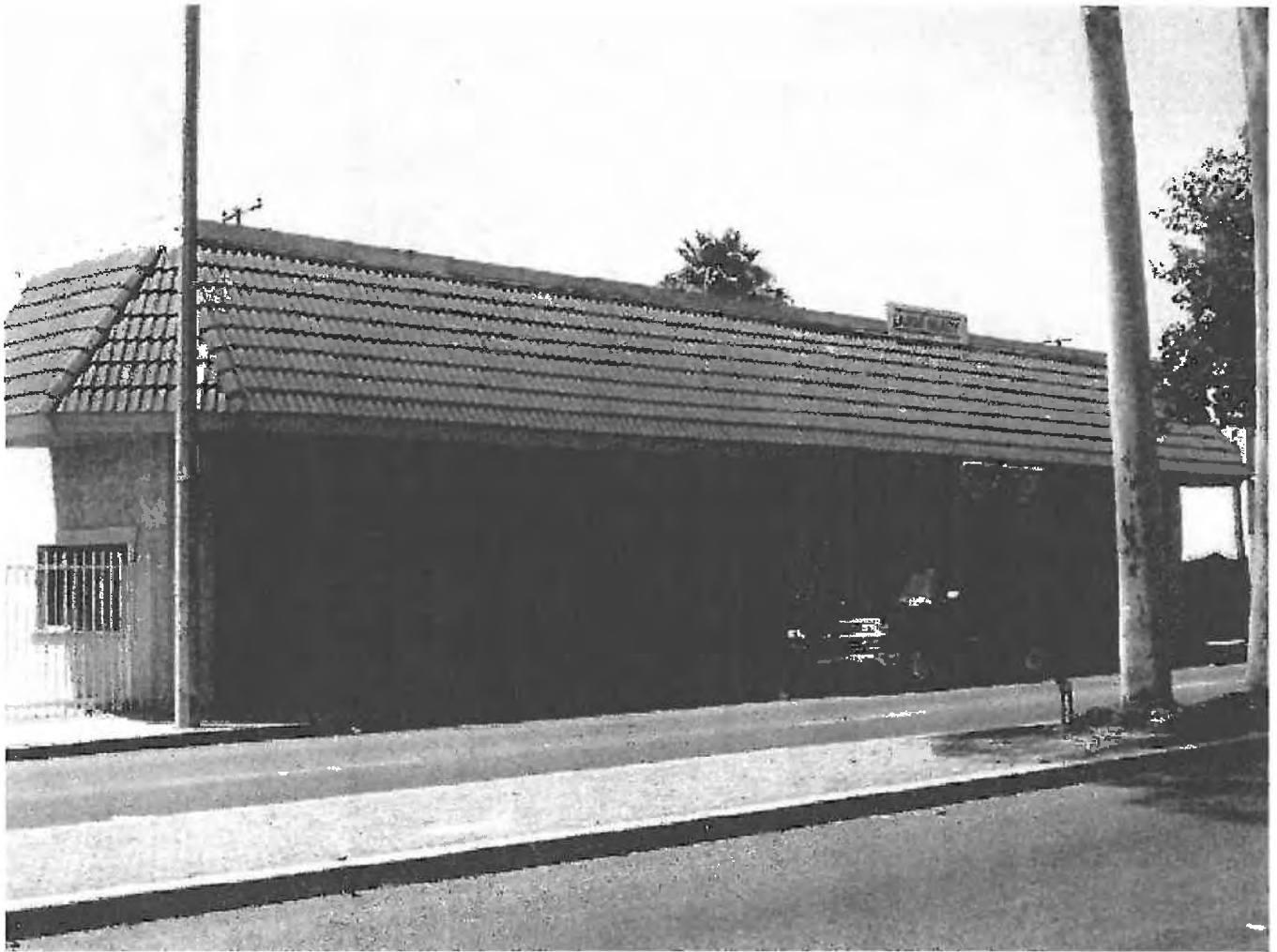
CODE
4982

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASSMT. SEE: 8667-33

ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5869 - 75 Atlantic Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

January 9, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5886 Linden Avenue for a purchase price of \$425,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5886 Linden Avenue (APN 7125-033-002) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 893 square feet of living area (Exhibit B). The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Theodore and Oramae Webb own the property;
- The property was originally appraised at \$415,000 by Lidgard & Associates, in an appraisal report dated October 19, 2005;
- The Agency's purchase price for the property will be \$425,000 or \$475 per square foot. This is within three percent of the property's appraised fair market value of \$415,000; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 9, 2006

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their December 19, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROV

BAK:aes

G L R MILLER
C MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

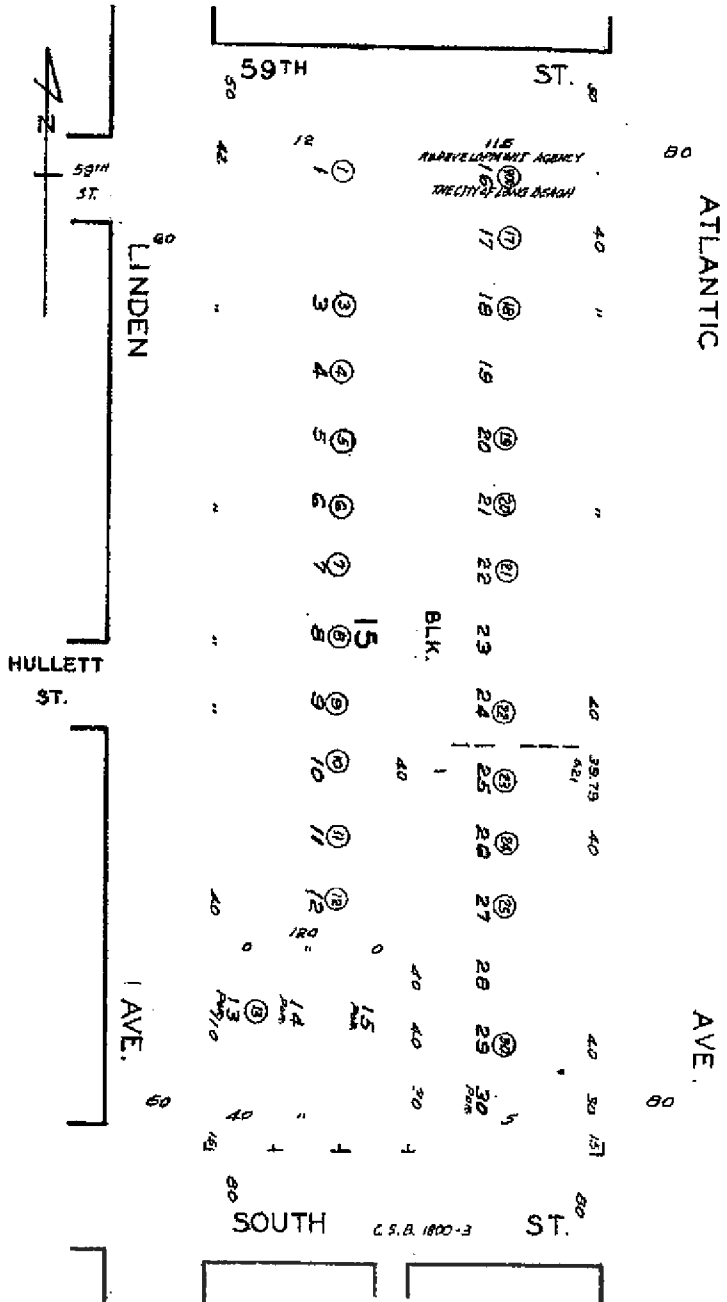
Exhibit A

Site Map

7125 33
SCALE 1" = 60'

2005

County of Los Angeles: Rick Auerbach, Assessor



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

-OR PREV. ASMT. SEE: 1967-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REVISED
11-15-88
No. 11-15-88
11-15-88

Exhibit B
5886 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

January 9, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5878 Linden Avenue for a purchase price of \$440,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5878 Linden Avenue (APN 7125-033-003) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 1,050 square feet of living area (Exhibit B). The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Theodore and Oramae Webb own the property;
- The property was originally appraised at \$440,000 by Lidgard & Associates, in an appraisal report dated October 19, 2005;
- The Agency's purchase price for the property will be \$440,000 or \$419 per square foot. This is equivalent to the property's appraised fair market value of \$440,000; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 9, 2006

Page 2

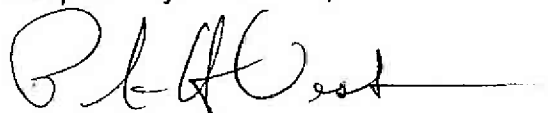
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their December 19, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

BAK:aes

APPROVED


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Exhibit A

Site Map

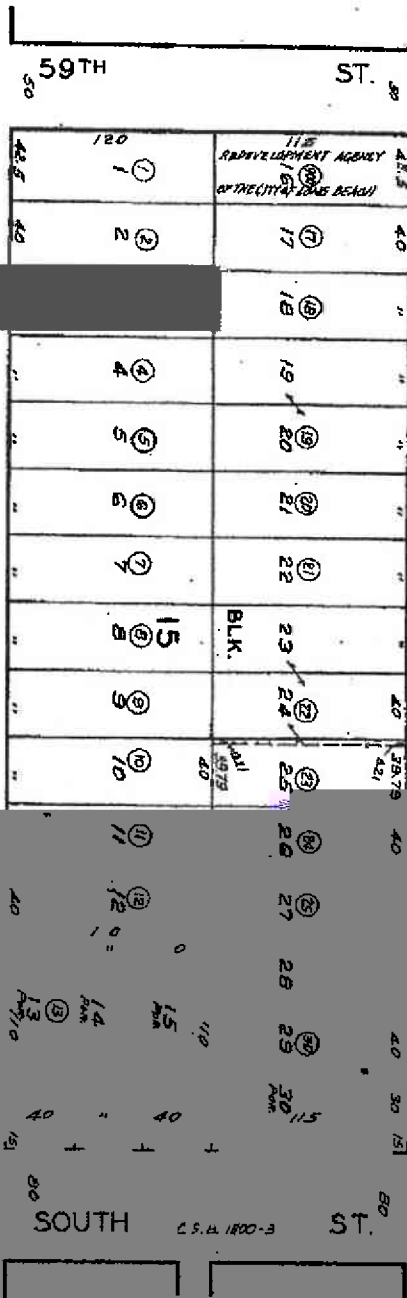
7125 33
SCALE 1" = 60'

2005

County of Los Angeles: Rick Auerbach, Assessor

ATLANTIC

AVE.



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASSWT. SEE: 1857-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REVISED
11-19-00
10/19/00
10/19/00

Exhibit B
5878 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

January 9, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5826 Linden Avenue for a purchase price of \$450,000 plus closing costs (North District 0)

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 58th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5826 Linden Avenue (APN 7125-033-011) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 1,091 square feet of living area (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

William R. Wagner owns the property;

The property was originally appraised at \$450,000 by Lidgard & Associates, in an appraisal report dated October 19, 2005;

The Agency's purchase price for the property will be \$450,000 or \$412 per square foot. This is equivalent to the property's appraised fair market value of \$450,000;

This is a voluntary sale, avoiding eminent domain; and

No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 9, 2006

Page 2

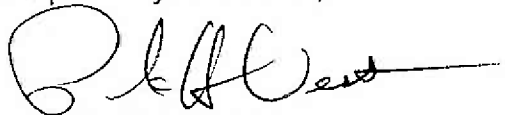
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their December 19, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

BAK:aes

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Exhibit A

Site Map

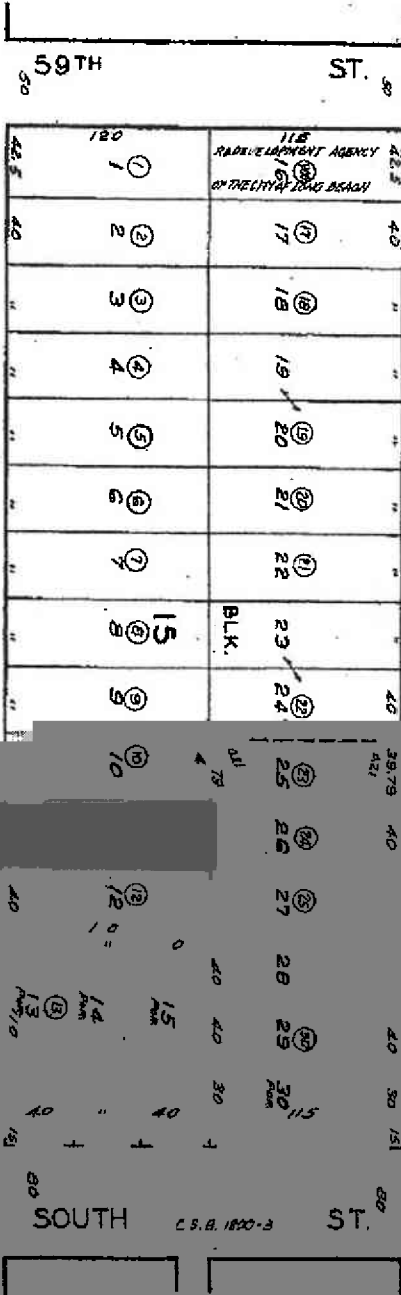
7125 33
SCALE 1" = 60'

County of Los Angeles, Assessor

2005

ATLANTIC

AVE.



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREL. ASMT. SEE: 1867-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REVISED
11-13-00
APPROVED
11-13-00

Exhibit B
5826 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

January 9, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5852 Linden Avenue for a purchase price of \$590,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach

residence, and a total of 1,571 square feet of living area (Exhibit B). The property owners have offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

Alice Bailey and Ruth Pryor own the property;

The property was originally appraised at \$540,000 by Lidgard & Associates, in an appraisal report dated October 19, 2005;

The Agency's purchase price for the property will be \$590,000 or \$375 per square foot. This is within 10 percent of the property's appraised fair market

value of \$540,000; receipt requested, and by First Class Mail to the owners of record. This is a voluntary sale and if they do not wish 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 that 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:

REDEVELOPMENT AGENCY BOARD MEMBERS

January 9, 2006

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their December 19, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

BAK:aes

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Site Map

(b)
 (b)

County of Los Angeles: Rick Auerbach, Assessor

RECEIVED
JAN 10 1964

AVE.



MEB-69-31-32

ADDRESS MAP
CITY OF LOS ANGELES, CALIF.

Exhibit B
5852 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

February 12, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5836 Linden Avenue (APN 7125-033-010) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a two-story apartment building containing two two-bedroom, one-bathroom units, and two one-bedroom, one-bathroom units. There is a total of 3,614 square feet of living area on the parcel. The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summary

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-
-
-

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 2

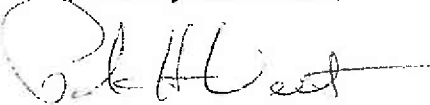
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their January 26, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

7125
33

2005

210, 76
05-61-11
235192

AVE.

ST.

ST.

C.S.B. 1800-3

Exhibit A
Site Map

[illegible]

LINDEN⁶⁰

HULLETT
ST.

1 AVE.

CODE
4992

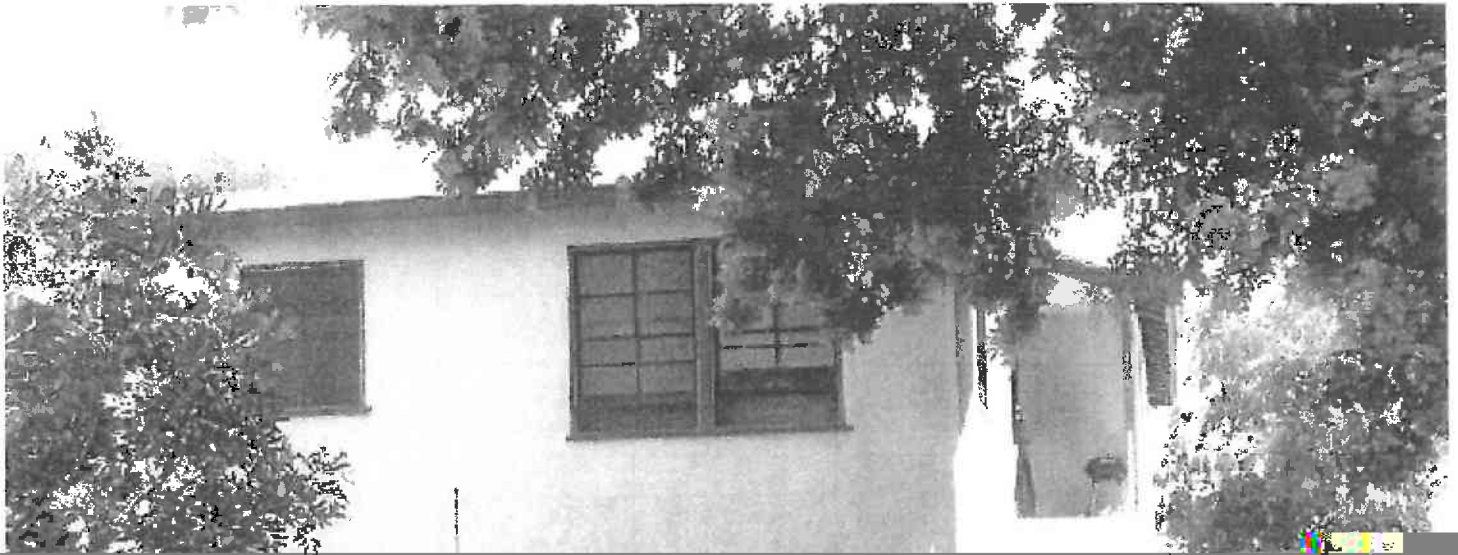
TRACT NO. 6521

M.B. 69-31-32

FOR PREV. ASSMT. SEE: 1867-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5836 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

February 13, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5892 Linden Avenue for a purchase price of \$480,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5892 Linden Avenue (APN 7125-033-001) is located within this area (Exhibit A). This parcel has 5,100 square feet of land, with a single family residence, and a total of 1,078 square feet of living area (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Rosalina Mouk owns the property;
- The property was originally appraised at \$450,000 by Lidgard & Associates, in an appraisal report dated October 19, 2005;
- The Agency's purchase price for the property will be \$480,000 or \$445 per square foot. This is within 8% of the property's appraised fair market value of \$450,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 2

Since the property can be purchased for fair market value without the use of eminent

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their January 26, 2006 meeting.

SUGGESTED ACTION:

Respectfully submitted,

APPROVED:

BAK:aes



Attachments:

County of Los Angeles, Rick Auerbach, Assessor

7125 33
SCALE 1" = 60'

2005

REVISED
11/15/05
11/15/05
11/15/05

ATLANTIC AVE.

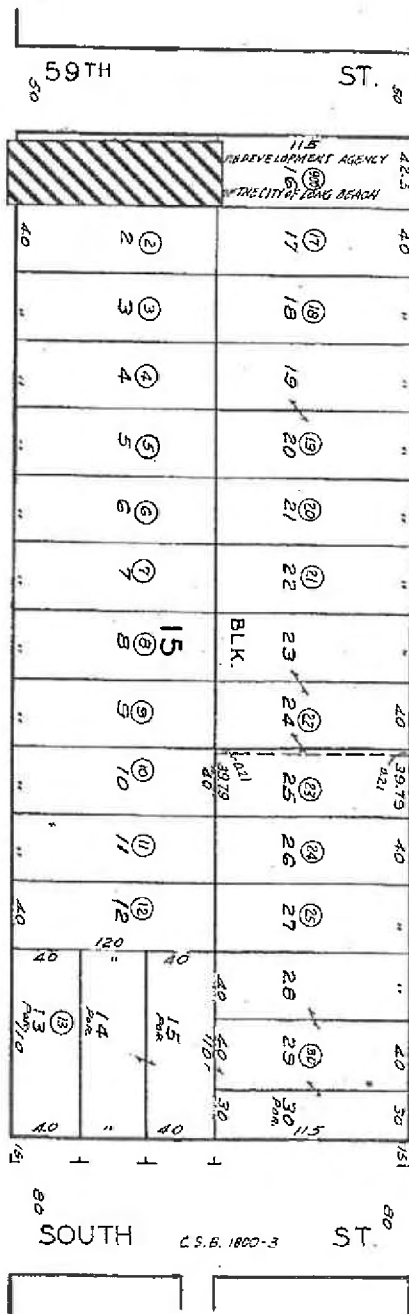


Exhibit A
Site Map

CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASSMT. SEE: 1867-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5892 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-8615 • FAX (562) 570-6215

February 13, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5874 Linden Avenue for a purchase price of \$520,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5874 Linden Avenue (APN 7125-033-004) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 1,316 square feet of living area (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Enrique and Maria Ortiz own the property;
- The property was originally appraised at \$485,000 by Lidgard & Associates, in an appraisal report dated October 19, 2005;
- The Agency's purchase price for the property will be \$520,000 or \$395 per square foot. This is within 8% of the property's appraised fair market value of \$485,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 2

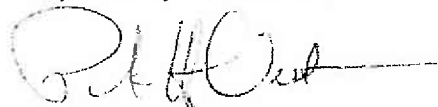
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their January 26, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.


Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles, Rick Auerbach, Assessor

7125 33
SCALE 1" = 60'

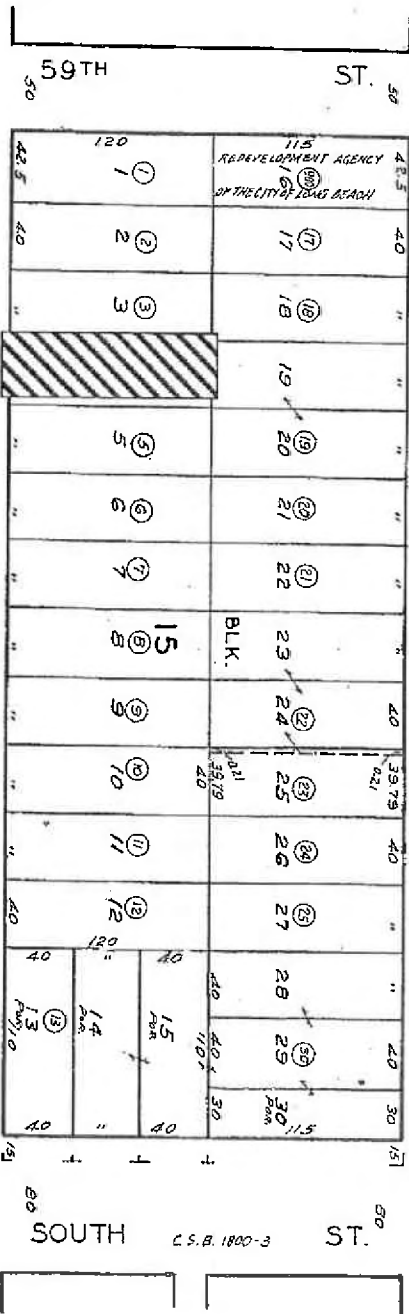
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REVIEWED
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11/11/05
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ATLANTIC

AVE.

Exhibit A
Site Map



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASSMT. SEE 1867-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5874 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

April 24, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5866 Linden Avenue for a purchase price of \$455,000 plus closing costs. (North -- District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5866 Linden Avenue (APN 7125-033-005) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single-family residence, and a total of 893 square feet of living area (Exhibit B). Although this property was presented to the Redevelopment Agency Board on March 27th for the adoption of a Resolution of Necessity to initiate the condemnation process, Agency staff was successful in negotiating a voluntary acquisition of the property. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Trinidad Mota, Jr. owns the property;
- The property was originally appraised at \$415,000 by Lidgard & Associates in an appraisal report dated October 19, 2005;
- The Agency's purchase price for the property will be \$455,000 or \$509 per square foot. This is within ten percent of the property's appraised fair market value of \$415,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred as this is an all inclusive settlement.

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

April 24, 2006

Page 2

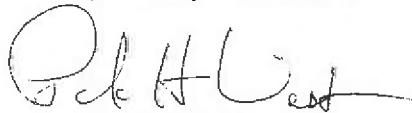
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 23, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.

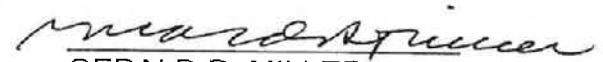
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

7125	33
SCALE 1" = 60'	

REYES
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AVE.

59TH ST.

REDEVELOPMENT AGENCY
OF THE CITY OF BOSTON

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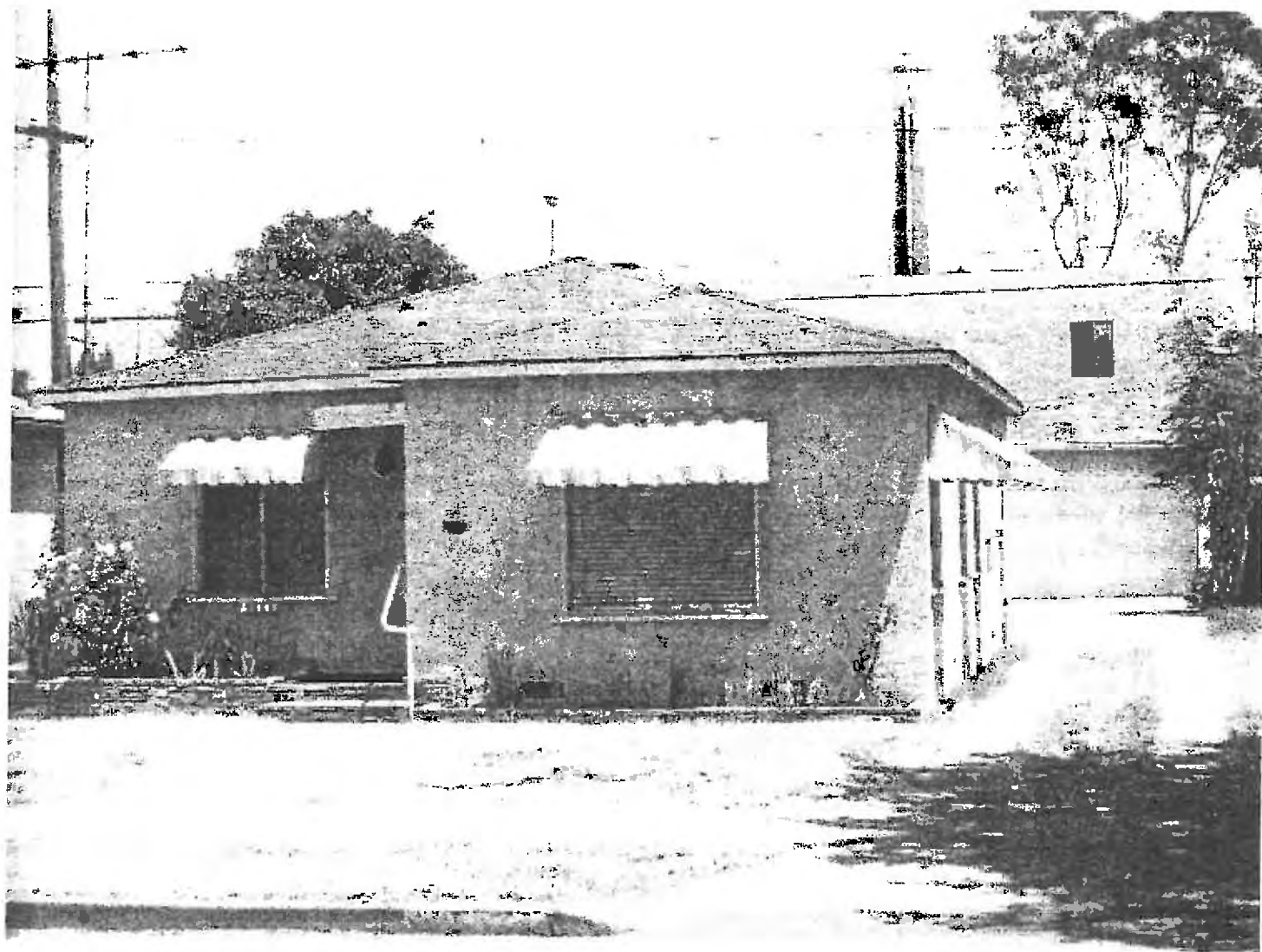
1. AVE.

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASSMT. SEE: 1867-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5866 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

February 27, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5860 Linden Avenue for a purchase price of \$460,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5860 Linden Avenue (APN 7125-033-006) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 971 square feet of living area (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Diego Facio owns the property;
- The property was originally appraised at \$425,000 by Lidgard & Associates in an appraisal report dated October 19, 2005;
- The Agency's purchase price for the property will be \$460,000 or \$474 per square foot. This is within 9 percent of the property's appraised fair market value of \$425,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred as this is an all inclusive settlement.

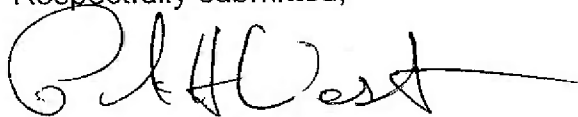
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their February 23, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

BAK:aes

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Exhibit A

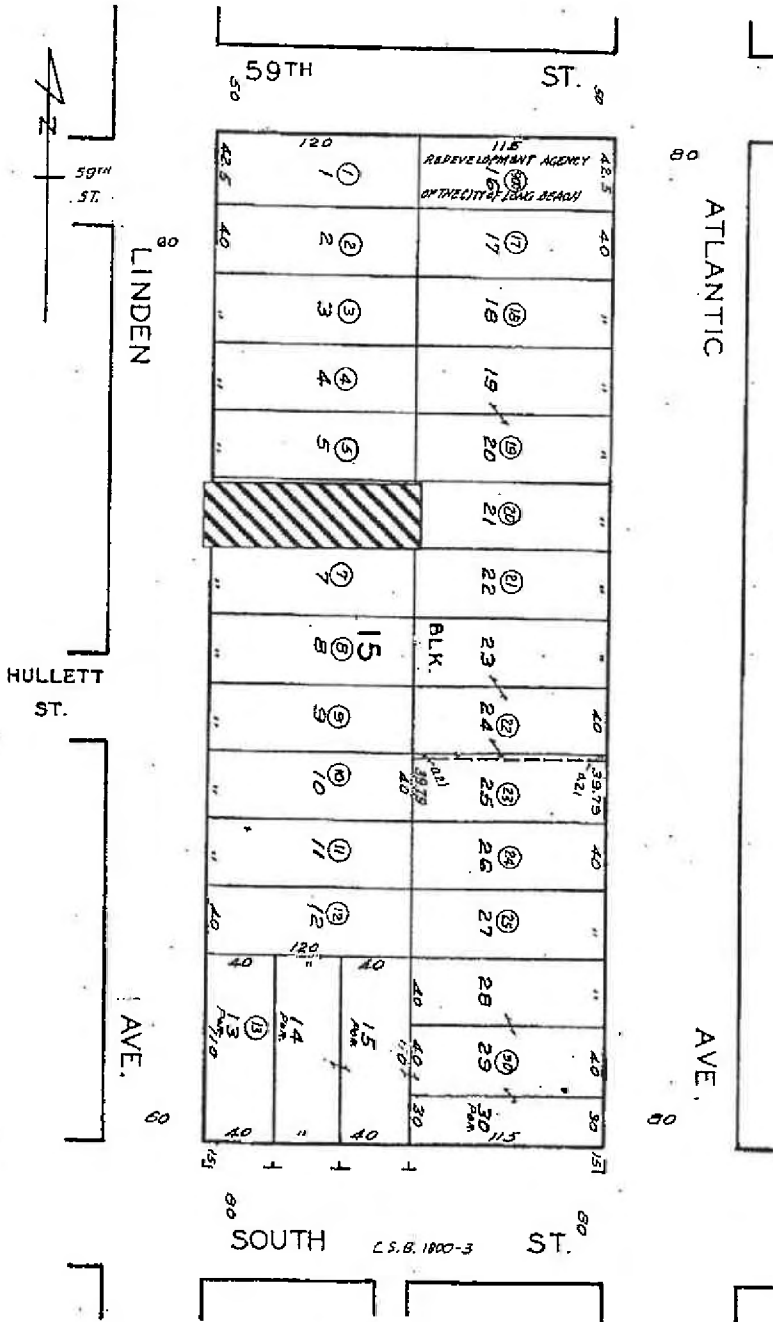
Site Map

7125 33
SCALE 1" = 60'

2005

County of Los Angeles, Rick Auerbach, Assessor

REVISED
11-18-58
REPLACES
9-10-58
9-14-62



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASSMT. SEE: 1867-33

ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5860 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

February 13, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5822 Linden Avenue for a purchase price of \$450,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5822 Linden Avenue (APN 7125-033-012) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 945 square feet of living area (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Wylfred R. Mata owns the property;
- The property was originally appraised at \$415,000 by Lidgard & Associates, in an appraisal report dated October 19, 2005;
- The Agency's purchase price for the property will be \$450,000 or \$476 per square foot. This is within 9% of the property's appraised fair market value of \$415,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 2

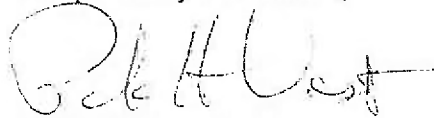
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their January 26, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.

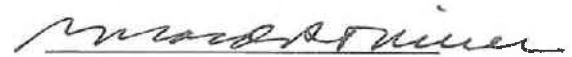
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Exhibit A

Site Map

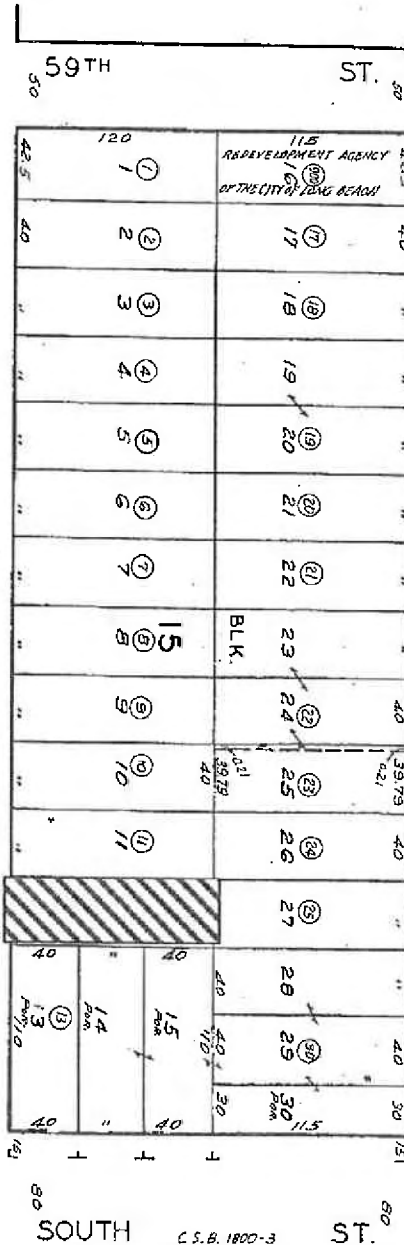
7125 33
SCALE 1" = 60'

2005

County of Los Angeles, Rick Auerbach, Assessor

REVISED
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ASSessor
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ATLANTIC AVE.



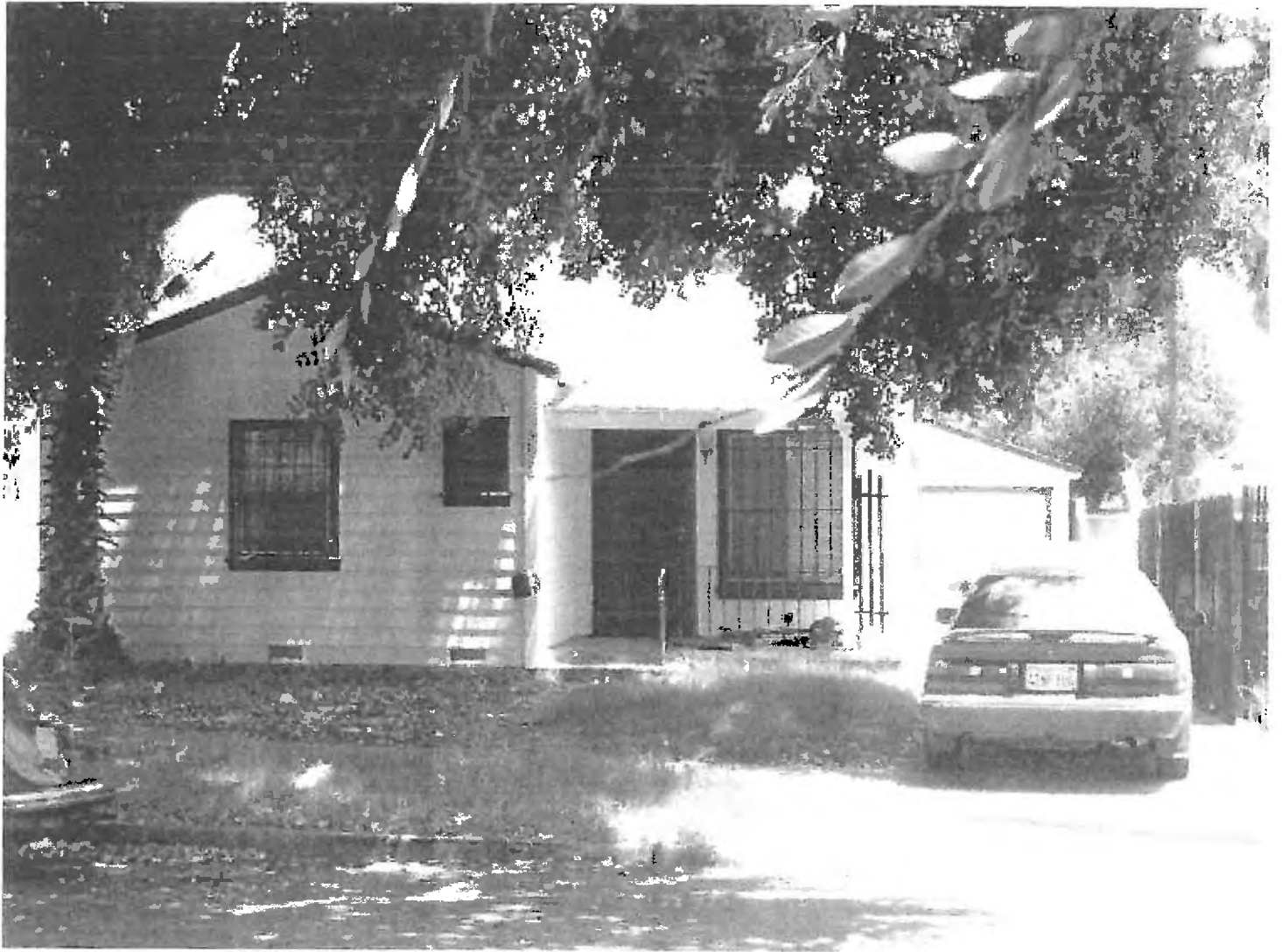
CODE
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TRACT NO. 6521
M.B. 69-31-32

FOR PREL. ASSMT. SEE 1867-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5822 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

March 27, 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 500-526 East South Street, APN 7127-007-001; 5866 Linden Avenue, APN 7125-033-005; 5823-5825 Atlantic Avenue, APN 7125-033-025; and 5827-5829 Atlantic Avenue, APN 7125-033-024; including land, improvements, and fixtures and equipment. (North – Districts 8, 9)

DISCUSSION

The Redevelopment Plan for the North Long Beach Redevelopment Project Area (Project Area) was adopted on July 16, 1996. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and 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 which are stagnant or improperly utilized.

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 demolition or removal of certain buildings and improvements.
- The disposition of property for uses in accordance with the Redevelopment Plan.

If it is in the public interest and is necessary in order to eliminate conditions requiring redevelopment and in order to implement the goals of the Redevelopment Plan, the

REDEVELOPMENT AGENCY BOARD MEMBERS

March 27, 2006

Page 2

Agency may exercise its power of eminent domain to acquire real property in the Project Area.

Property Information (Exhibit A – Site Map)

The property located at 500-526 East South Street, APN 7127-007-001, contains approximately 4,700 square feet of land, a 686-square-foot, owner-occupied commercial office building used as a dentist office, and a signboard.

The property located at 5866 Linden Avenue, APN 7125-033-005, contains approximately 4,800 square feet of land, an 843-square-foot, owner-occupied, single-family residence, and a garage.

The property located at 5823-5825 Atlantic Avenue, APN 7125-033-025, contains approximately 4,600 square feet of land, a 1,350-square-foot, two-unit commercial retail building used as tenant-occupied residential dwelling units, and a 1,068 square foot, owner-occupied, single-family residence.

The property located at 5827-5829 Atlantic Avenue, APN 7125-033-024, contains approximately 4,600 square feet of land and a commercial building used as an owner-occupied residential dwelling unit.

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 property located at 500-526 South Street was prepared by an independent appraiser, Lidgard and Associates, on July 23, 2005. An offer to purchase the property at Fair Market Value pursuant to Government Code Section 7267.2(a), dated August 17, 2005, was submitted to the owner. The Fair Market Value of the land and improvements was \$235,000. The owner rejected the offer and subsequent negotiations have been unsuccessful.

An appraisal of land and improvements for the property located at 5866 Linden Avenue was prepared by an independent appraiser, Lidgard and Associates, on October 19, 2005. An offer to purchase the property at Fair Market Value pursuant to Government Code Section 7267.2(a), dated November 18, 2005 was submitted to the owner. The Fair Market Value of the land and improvements was \$415,000. The owner rejected the offer and subsequent negotiations have been unsuccessful.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 27, 2006

Page 3

An appraisal of land and improvements for the property located at 5823-5825 Atlantic Avenue was prepared by an independent appraiser, Lidgard and Associates, on December 22, 2005. An offer to purchase the property at Fair Market Value pursuant to Government Code Section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$400,000. The owner rejected the offer and subsequent negotiations have been unsuccessful.

An appraisal of land and improvements for the property located at 5827-5829 Atlantic Avenue was prepared by an independent appraiser, Lidgard and Associates, on December 22, 2005. An offer to purchase the property at Fair Market Value pursuant to Government Code Section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$375,000. The owner rejected the offer and subsequent negotiations have been unsuccessful.

Notices of the hearing on the Resolutions of Necessity were mailed on March 10, 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 that 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 proposed project;
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.

Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 500-526 East South Street, APN 7127-007-001; 5866 Linden Avenue, APN 7125-033-005; 5823-5825 Atlantic Avenue, APN 7125-033-025; and 5827-5829 Atlantic Avenue, APN 7125-033-024 are as follows:

1. Public interest and necessity require the proposed project.
The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include replanning, redesign, and assembly of property into parcels suitable for modern, integrated development.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 27, 2006

Page 4

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 North Long Beach Redevelopment Project Area. The assembly of land into parcels suitable 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 into parcels suitable for modern, integrated development is the proposed project. It is in the public interest to acquire the properties in order to assemble land into parcels suitable for modern, integrated development, allowing for future replanning, redesign and development of the properties.

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

The properties were appraised by an independent appraiser, Lidgard and Associates. Offers at Fair Market Value were presented to the property owners. The offers have been rejected by the property owners. Due to the refusal of the owners to accept the Agency's offer of just compensation based on the Fair Market Value, the properties cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.


Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:BAK:MPC

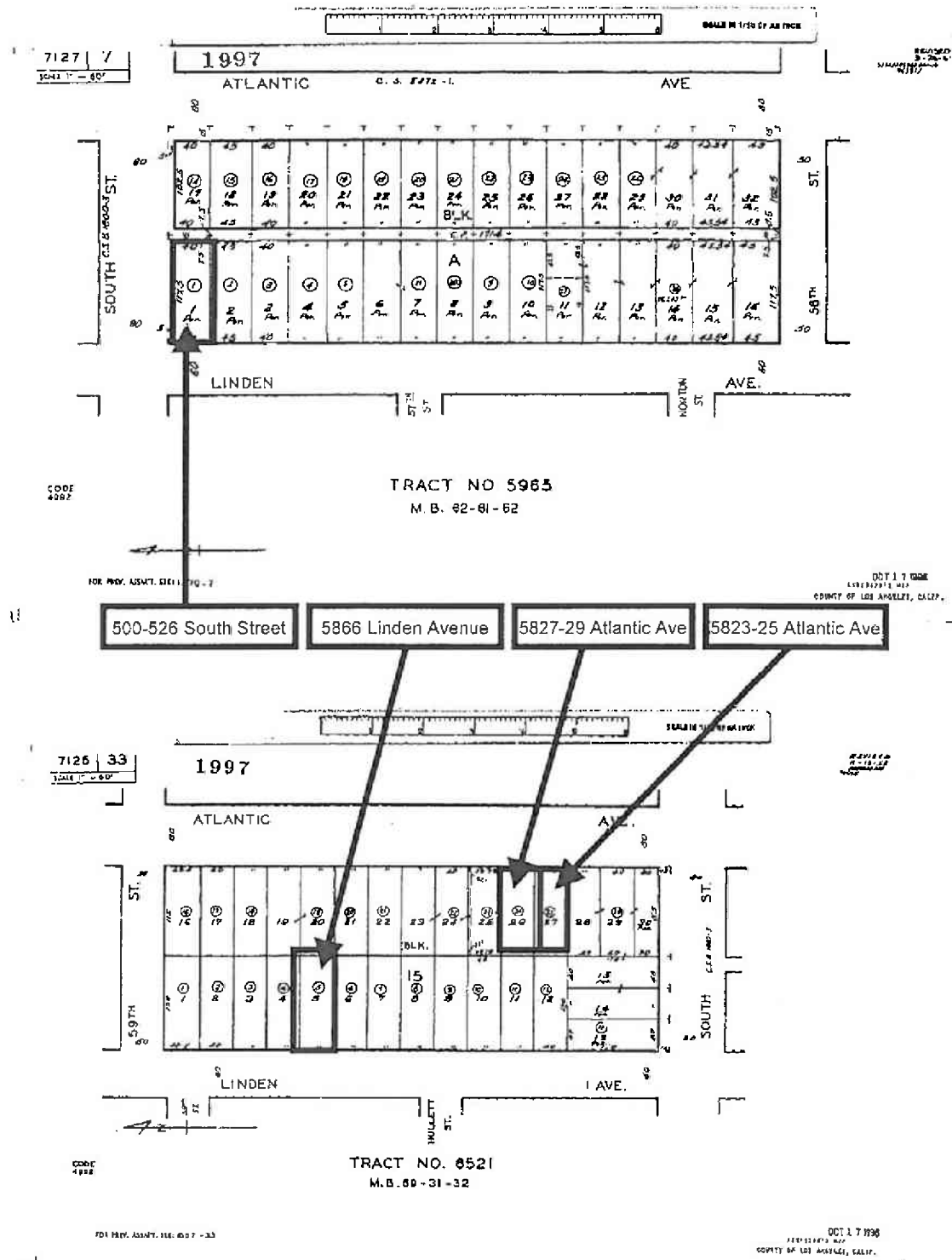
APPROVED:



GERALD R. MILLER
CITY MANAGER

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

EXHIBIT A - SITE MAP



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
(500-526 EAST SOUTH STREET) WITHIN THE NORTH
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 North 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 the real property located at 500-526 East South Street, Long Beach, California more particularly described as:

LOT 1 OF BLOCK A OF TRACT 5965 IN THE CITY OF
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 62,
PAGES 61 AND 62 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

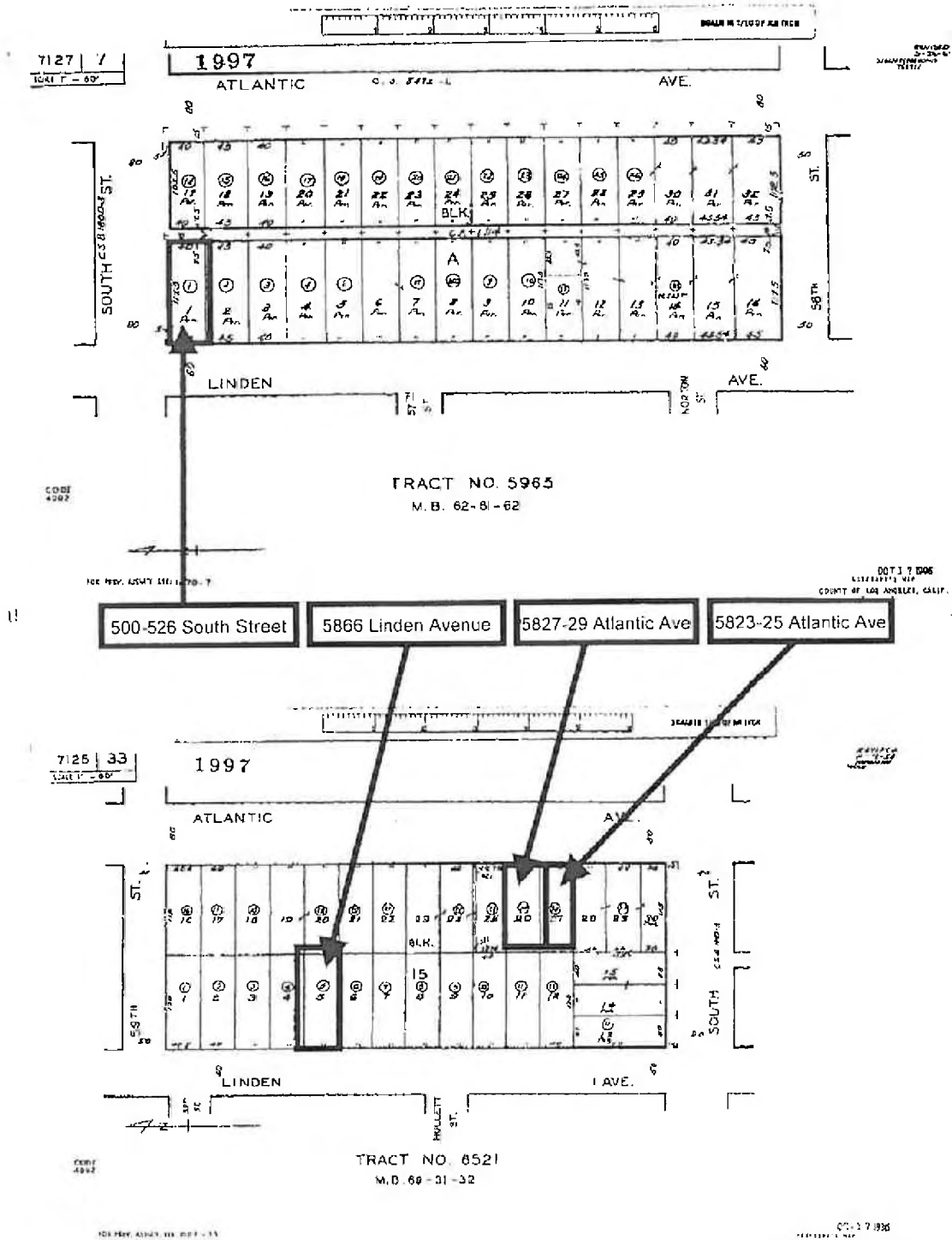
APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT A - SITE MAP



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
(5866 LINDEN AVENUE) WITHIN THE NORTH 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 North 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 the real property located at 5866 Linden Avenue, Long Beach, California more particularly described as:

LOT 5 OF BLOCK 15 OF TRACT 6521 IN THE CITY OF
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 69,
PAGES 31 AND 32 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

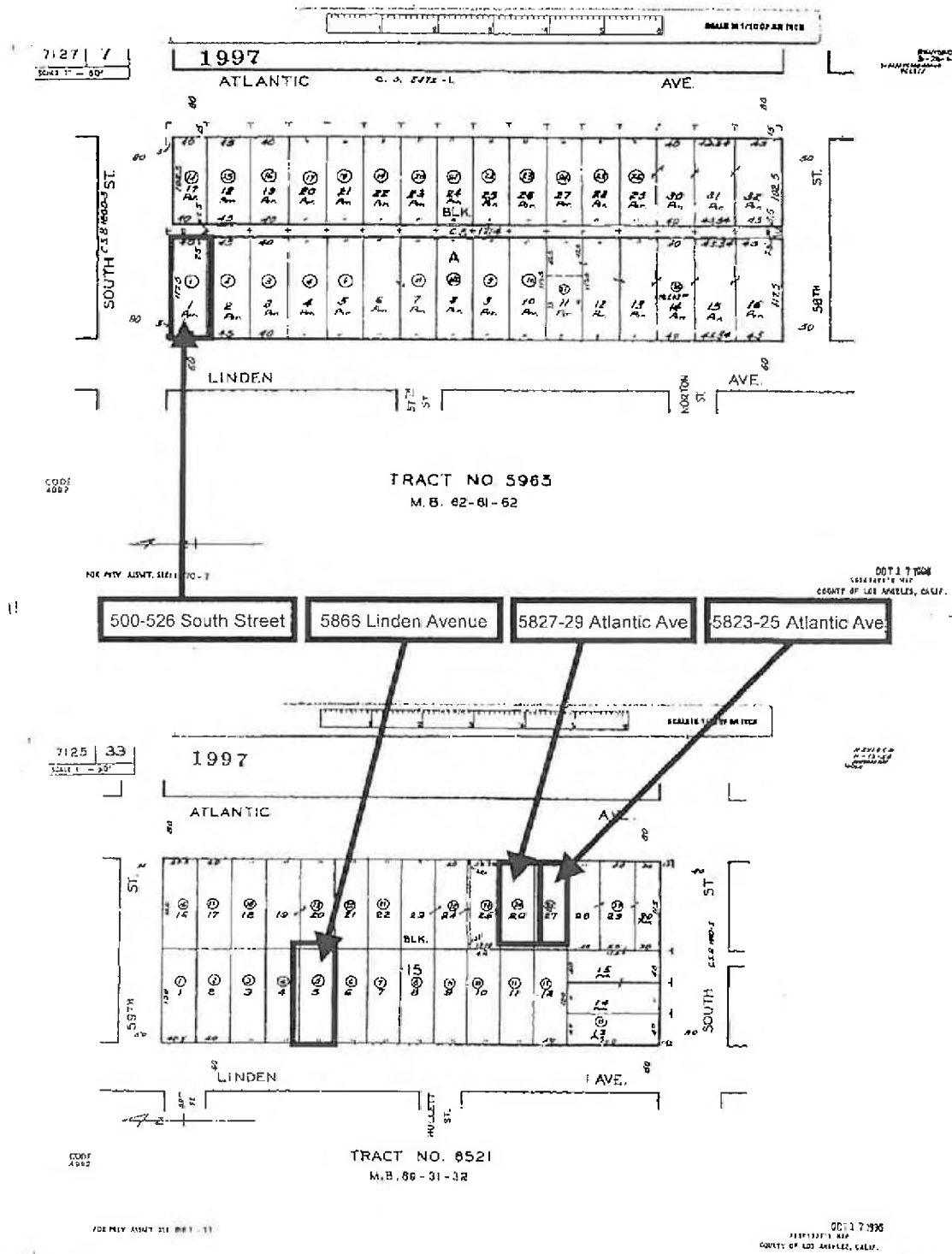
Executive Director/Secretary

APPROVED:

Chair

HAM:fl
3/15/06
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#06-01291

EXHIBIT A - SITE MAP



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
(5823-5825 ATLANTIC AVENUE) WITHIN THE NORTH
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 North 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 the real property located at 5823-5825 Atlantic Avenue, Long Beach, California more particularly described as:

LOT 27 OF BLOCK 15 OF TRACT 6521 IN THE CITY OF
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 69,
PAGES 31 AND 32 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235.

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

Executive Director/Secretary

APPROVED:

Chair

HAM:f
3/15/06
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#05-01291

TRACT NO. 5965
M.B. 82-81-62

TRACT NO. 8521
M.B. 86-31-32

Address ranges shown:

- 500-526 South Street
- 5866 Linden Avenue
- 5827-29 Atlantic Ave
- 5823-25 Atlantic Ave

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
(5827-5829 ATLANTIC AVENUE) WITHIN THE NORTH
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 North 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 the real property located at 5827-5829 Atlantic Avenue, Long Beach, California more particularly described as:

LOT 26 OF BLOCK 15 OF TRACT 6521 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 31 AND 32 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the **Redevelopment Project**, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

Executive Director/Secretary

APPROVED:

Chair

HAM:fl
3/15/06
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#06-01291

EXHIBIT A – SITE MAP

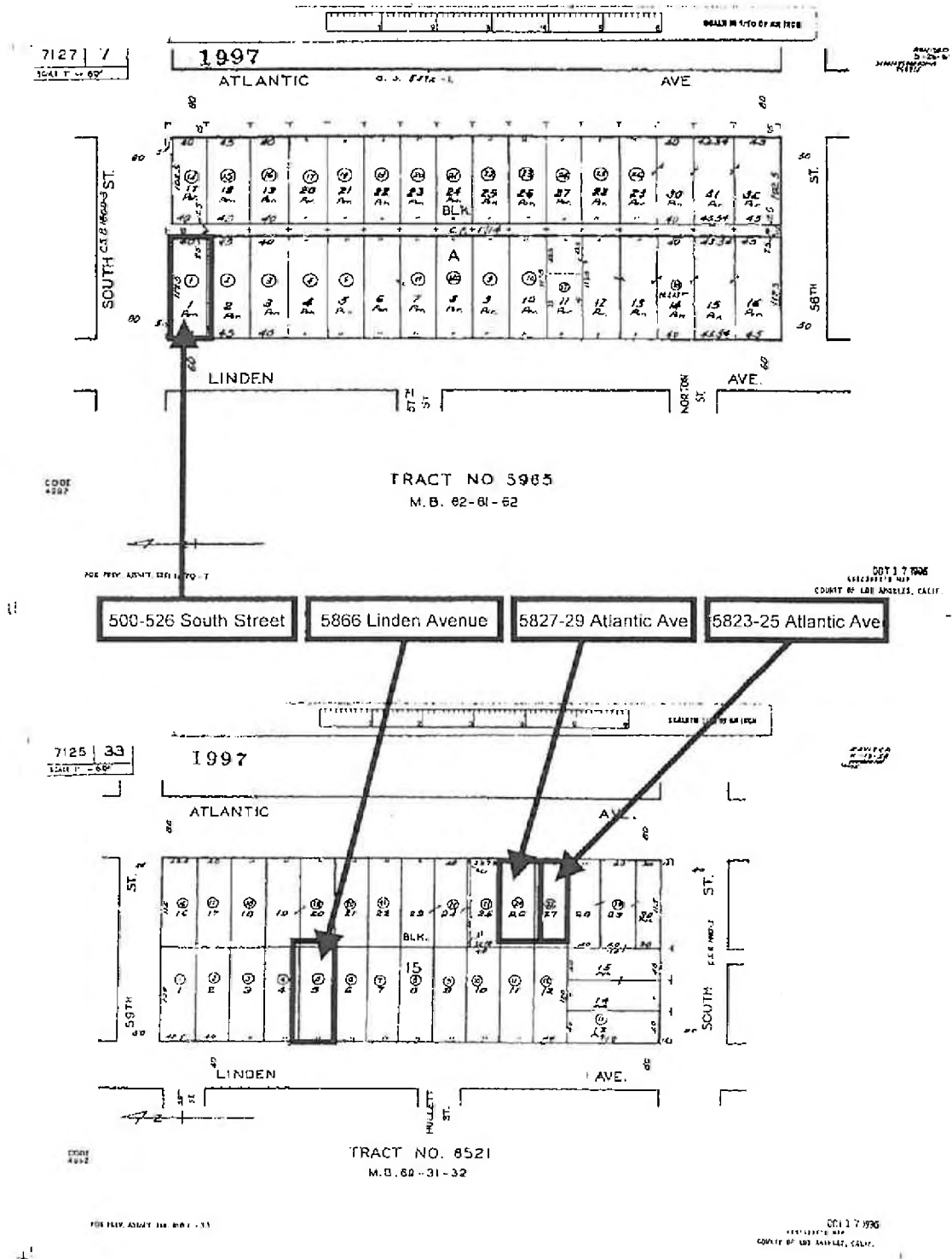
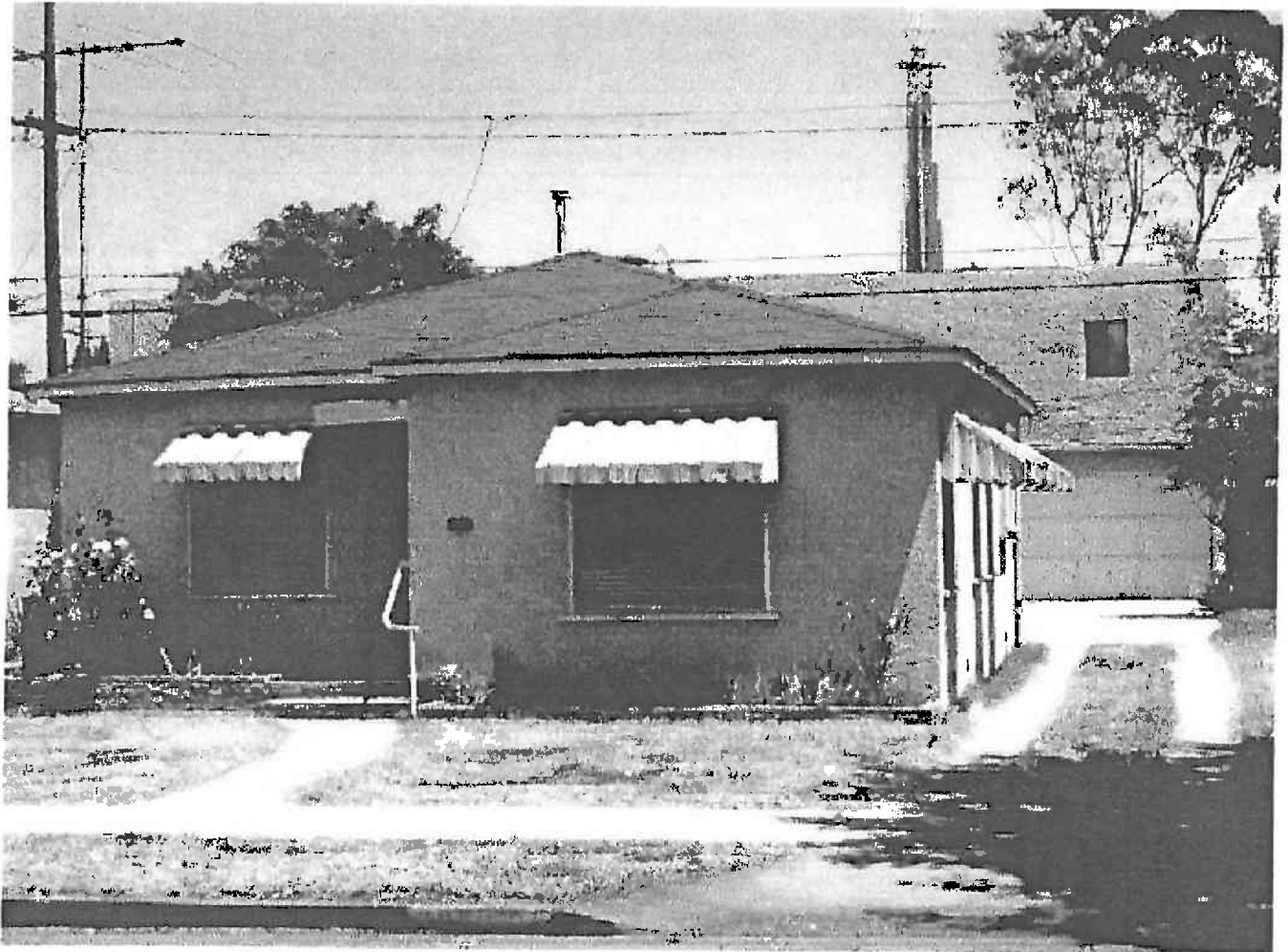


Exhibit B

500 – 26 East South Street



5866 Linden Avenue



5823 – 25 Atlantic Avenue



5827 – 29 Atlantic Avenue





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6815 • FAX (562) 570-6215

March 13, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5873 - 79 Atlantic Avenue for a purchase price of \$415,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5873 - 79 Atlantic Avenue (APN 7125-033-018) is located within this area (Exhibit A). This parcel has 4,600 square feet of land. The property is currently being used by the First Samoan Full Gospel Pentecostal Church, and has a residential dwelling unit located behind the church (Exhibit B). The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- First Samoan Full Gospel Pentecostal Church, Inc. owns the property;
- The property was appraised at \$400,000 by Lidgard & Associates in an appraisal report dated December 22, 2005;
- The Agency's purchase price for the property will be \$415,000 or \$171 per square foot. This is within four percent of the property's appraised fair market value of \$400,000; and
- This is a voluntary sale, avoiding eminent domain.

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 13, 2006

Page 2

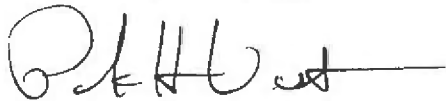
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their February 23, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.

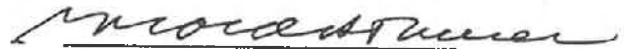
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:AES:as



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

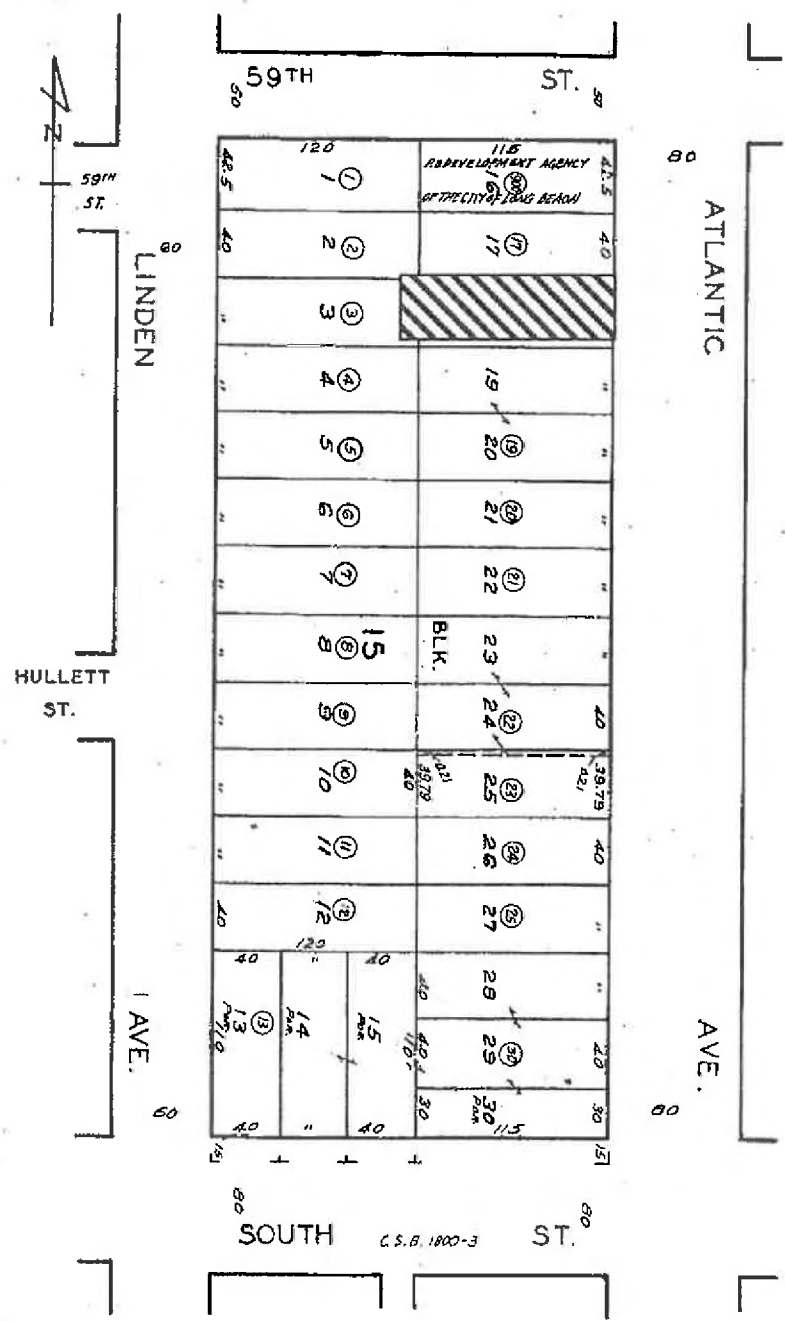
County of Los Angeles, Rick Auerbach, Assessor

7125 33
SCALE 1" = 60'

2005

REVIEWED
11-13-58
APPROVED
1/14/60 (20000140) 100

Exhibit A
Site Map



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASSMT. SEE: 1967-33

ASSISTANT'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5873 – 79 Atlantic Avenue

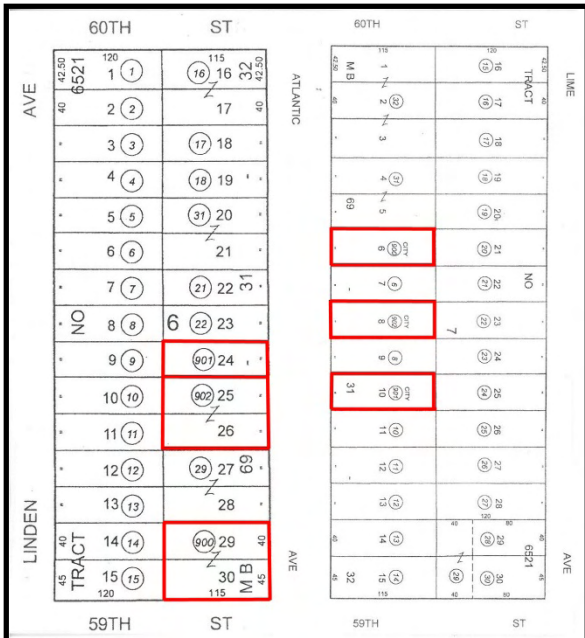


203-208). North Village Development – Block D



Parcel Data:

Property Type: Lot/Land & Commercial
 Permissible Use: Future Development
 Property Address: 5901-5960 Atlantic Ave.
 Assessor ID Number(s): 7124-017-900, -901, -902 & 7125-034-900, -901, -902
 Lot Size (SF): 37,375
 Zoning: LBCNA
 Council District: 9
 Strategic Plan: North Long Beach Strategic Guide for Redevelopment & North Village Plan/EIR



In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment as a Target Site for potential new development related to the creation of a strong Village Center in North Long Beach. The vision of the Guide is for the area around the intersection of Atlantic Avenue and South Street be developed as the principal neighborhood center/town center for North Long Beach. Pedestrian-oriented retail uses would be expanded along street frontages, streetscape and parking improvements would be implemented, and public uses, arts and cultural facilities and pocket parks be developed as appropriate. The goal of developing a Village Center is to create a definable, unique center for North Long Beach to serve as the focal point for neighborhood identity and activity. The proposed project is a mixed-use village center to include multi-family housing, commercial retail space, a public library and a community center. An Environmental Impact Report for the project was completed in November 2009. It is intended to dispose of the site through a competitive RFP process upon the approval of this Plan.

**Successor Agency to the
 Redevelopment Agency of
 the City of Long Beach**





Date: July 28, 2003
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: Purchase and Sale Agreement for Property Located at 5960 Atlantic Avenue -- North Long Beach Redevelopment Project Area

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the property at 5960 Atlantic Avenue for \$70,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the three blocks along Atlantic Avenue between 56th Street and 60th Street have been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center.

The vacant lot located at 5960 Atlantic Avenue (APN 7124-017-005) is located within this area. (See the attached site map.) This parcel has 4,600 square feet of land and is currently fenced and used for miscellaneous outdoor storage by the property owner.

The property owner has listed this parcel for sale. Because it is located within the area identified for the Village Center improvements, staff presented the site to the North Long Beach Project Area Committee (PAC) to see if the PAC would favor acquisition of the site to land bank it for future development. The PAC found that acquisition of the parcel was consistent with their land acquisition policy and recommended that the Agency acquire the site.

The following summarizes this proposed transaction:

- The purchase price for the property is \$70,000. This is within 10 percent of the property's appraised fair market value of \$65,000.
- A Phase 1 report has been completed for the property and indicates no suspected contamination on the site.
- This is a voluntary sale, avoiding eminent domain.
- The owner has agreed to waive relocation benefits

Redevelopment Agency Board Members
July 28, 2003
Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff believes it is reasonable to purchase this property. The land can be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area. Funds are available in the FY 2003 budget for North Long Beach for this acquisition.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the property at 5960 Atlantic Avenue for \$70,000 plus closing costs.

Respectfully Submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:


GERALD R. MILLER
CITY MANAGER

MSF/BAK/JVK

Attachment: Site Map

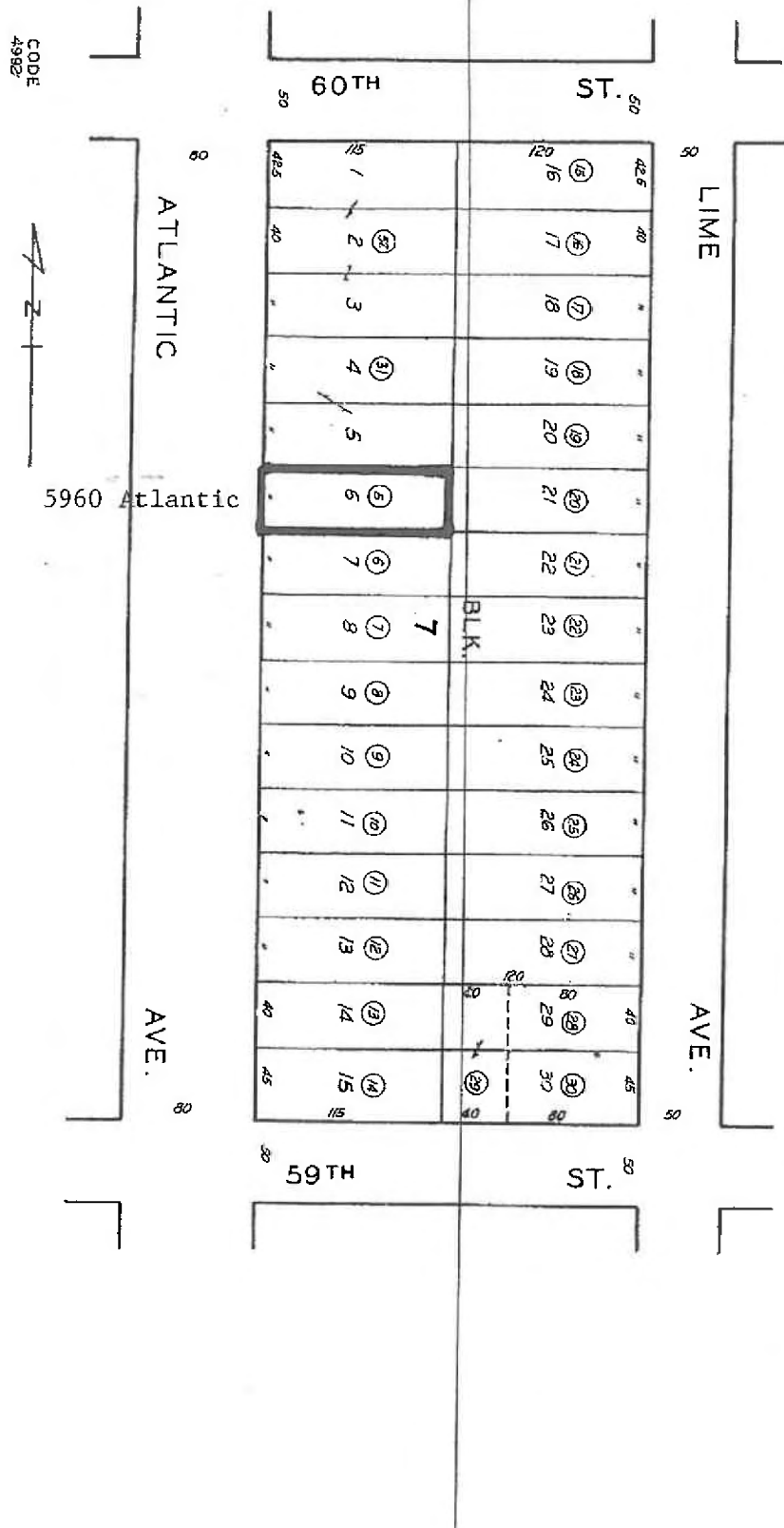
Attachment A

7124	17
SCALE 1" = 60'	

1997

REV
2-1
700804
J60912

SITE MAP



FOR PREV. ASSMT. SEE: 1866-17

TRACT NO. 6521
M.B. 69-31-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Building A Better Long Beach

Item 3

June 2, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5936 Atlantic Avenue for \$504,500 plus closing and relocation costs; and increase appropriations for the North Long Beach Redevelopment Project Area (RD 230). (North – District 9)

DISCUSSION

The two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The property located at 5936 Atlantic Avenue (Property) (Exhibit A – Site Map) is adjacent to this area.

The Property has approximately 4,600 square feet of land improved with a mixed-use building, consisting of 1,121 square feet of vacant ground floor retail space and two two-bedroom residential units, each consisting of 579 square feet (Exhibit B – Site Photograph). An independent appraisal was conducted and the fair market value was determined to be \$485,000, with a date of value of March 5, 2008. The tenants will be relocated according to state relocation law.

Since the Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Atlantic Avenue corridor as outlined in the Strategic Guide, Redevelopment Agency staff is recommending acquisition. The long-term re-use of the Property is for future commercial development.

REDEVELOPMENT AGENCY BOARD MEMBERS

June 2, 2008

Page 2

The acquisition of the Property was presented to the North Long Beach Project Area Committee (NPAC) at its May 22, 2008 meeting. The NPAC approved a recommendation to acquire the Property. The funds to acquire this Property are available; an appropriation increase to the North Long Beach Redevelopment Project Area FY 2008 budget that is equal to the purchase price and closing costs is requested.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:LAF:AES:snb

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

2004



**WORKING FOR THE
FUTURE**

16

TIME

AVE 2

51

TRACT

NO

5521

15

PG
18PG
32

4108

MEB

45974

■ ATLANTIC

AVE 1

Exhibit B
Site Photograph





Building A Better Long Beach

Item 4

June 2, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5948 Atlantic Avenue for \$183,000 plus closing and relocation costs; and increase appropriations for the North Long Beach Redevelopment Project Area (RD230). (North – District 9)

DISCUSSION

The two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The property located at 5948 Atlantic Avenue (Property) (Exhibit A – Site Map) is adjacent to this area.

The Property has approximately 4,600 square feet of vacant land improved with a billboard (Exhibit B – Site Photograph). An independent appraisal was conducted and determined the fair market value to be \$176,000, with a date of value of March 5, 2008.

Since the Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Atlantic Avenue corridor as outlined in the Strategic Guide, Redevelopment Agency staff is recommending acquisition. The long-term re-use of the Property is for future commercial development.

The acquisition of the Property was presented to the North Long Beach Project Area Committee (NPAC) at its May 22, 2008 meeting. The NPAC approved a recommendation to acquire the Property. The funds to acquire this Property are available; an appropriation increase to the North Long Beach Redevelopment Project Area FY 2008 budget that is equal to the purchase price and closing costs is requested.

THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

333 West Ocean Blvd., Long Beach, CA 90802 T: 562.570.5615 F: 562.570.6215 rda.longbeach.gov

REDEVELOPMENT AGENCY BOARD MEMBERS

June 2, 2008

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "C. Beck", with a stylized flourish at the end.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:LAF:AES:aes

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit B
Site Photograph





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-8615 • FAX (562) 570-6215

December 3, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5901 Atlantic Avenue for \$555,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5901 Atlantic Avenue (APN 7125-034-030) is adjacent to this area (Exhibit A). This parcel has approximately 7,775 square feet of land and consists of a 1,420 square foot commercial retail building (Exhibit B). The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency. The tenants will be relocated according to state relocation law.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff is recommending acquisition. Long-term re-use of the site is for future commercial development.

The North Project Area Committee (NPAC) found that acquisition of parcels within the Village Center is consistent with the NPAC's adopted land acquisition policy, and recommended voluntary acquisition of this property at their November 26, 2007 meeting. Sufficient funding is budgeted for this activity.

REDEVELOPMENT AGENCY BOARD MEMBERS

December 3, 2007

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



for MICHAEL P. CONWAY
EXECUTIVE DIRECTOR

MPC:CAB:aes

APPROVED


PATRICK H. WEST
CDD MANAGER

Attachment: Exhibit A – Site Map
Exhibit B – Site Photo

R:\RDA Board\RDA Board Meetings\2007\December 3\5901 Atlantic Staff Ltr.doc

Exhibit A
Site Map



Exhibit B
Site Photo





Building A Better Long Beach

Item 2

May 5, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5941 Atlantic Avenue for \$410,000 plus closing costs. (North – District 9)

DISCUSSION

The two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The property located at 5941 Atlantic Avenue (Property) is adjacent to this area (Exhibit A – Site Map).

The Property is approximately 4,600 square feet of land and improved with an 802-square-foot, single-family residence (Exhibit B – Site Photograph). An independent appraisal was conducted and determined the fair market value to be \$375,000 with a date of value of February 21, 2008. The tenants will be relocated according to state relocation law.

Since the Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Atlantic Avenue corridor as outlined in the Strategic Guide, Redevelopment Agency staff is recommending acquisition. The long-term re-use of the site is for future commercial development.

The acquisition of the Property was presented to the North Long Beach Project Area Committee (NPAC) at its April 24, 2008, meeting. The NPAC approved a recommendation to acquire the Property. The funds to acquire this Property are available in the North Long Beach Project Area FY 2008 budget.

THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

333 West Ocean Blvd., Long Beach, CA 90802 T: 562.570.6615 F: 562.570.6215 rda.longbeach.gov

REDEVELOPMENT AGENCY BOARD MEMBERS

May 5, 2008

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a stylized flourish at the end.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:DSW:AES:aes

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit A

7125 34
SCALE 1" = 60'

1997

AS SHOWN
1-16-00
10-25-02
11-24-02

ATLANTIC AVE.

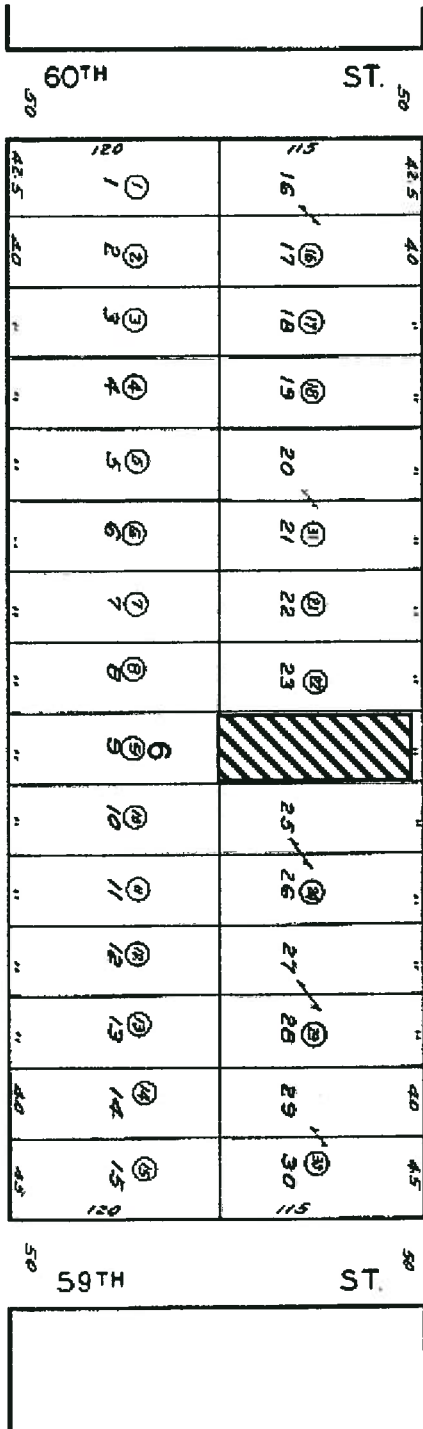


Exhibit B

**Site Photograph
5941 Atlantic Avenue**





Building A Better Long Beach

November 3, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5927 Atlantic Avenue for a purchase price of \$710,000 plus closing costs. (North – District 9)

DISCUSSION

The two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The property located at 5927 Atlantic Avenue (Subject Property) (Exhibit A – Site Map) is adjacent to this area.

The Subject Property has approximately 9,200 square feet of land area, with a building area of 3,670 square feet (Exhibit B – Site Photograph). The building is a multi-unit residential property. An independent appraisal was conducted and the fair market value was determined to be \$665,000, with a date of value of March 19, 2008. The tenants will be relocated according to state relocation law.

Since the Subject Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Atlantic Avenue corridor as outlined in the Strategic Guide, Redevelopment Agency (Agency) staff is recommending acquisition. The long-term re-use of the Subject Property is for future commercial development and would be combined with property located to the north, currently owned by the Agency.

The acquisition of the Subject Property was presented to the North Long Beach Project Area Committee (NPAC) at its October 23, 2008 meeting. The NPAC approved a recommendation to acquire the Subject Property. The funds to acquire the Subject Property are available in the North Long Beach Project Area FY 2009 budget.

REDEVELOPMENT AGENCY BOARD MEMBERS

November 3, 2008

Page 2 of 2

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a stylized flourish at the end.

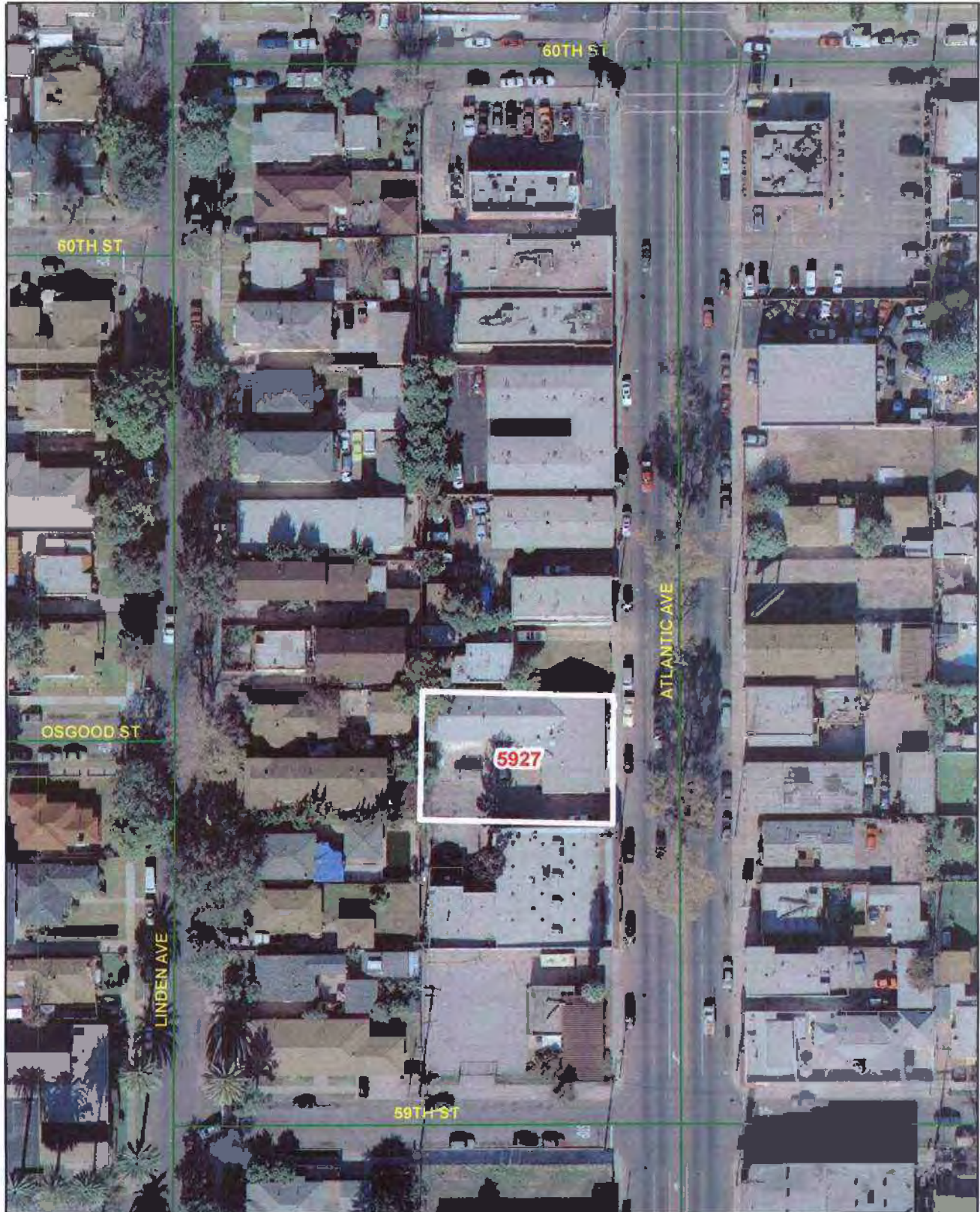
CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:AES:ajw

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph



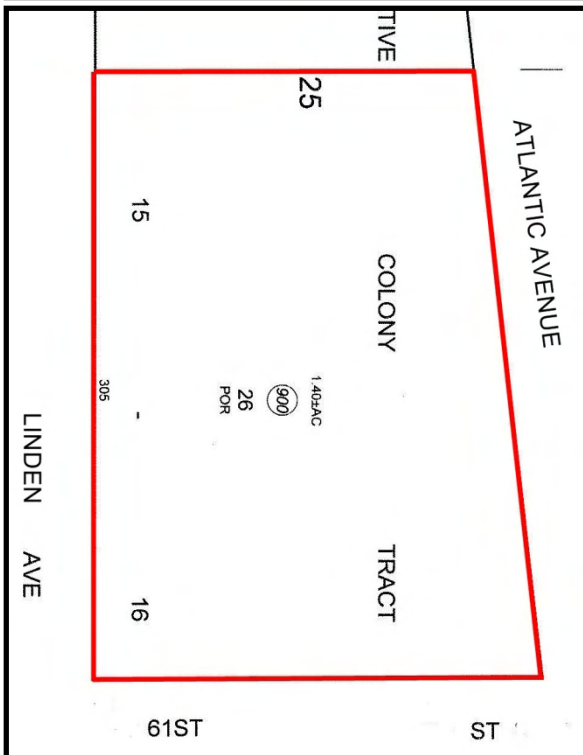
5927 Atlantic Avenue



5927 Atlantic Avenue



209). 6101-6141 Atlantic Avenue Development



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	6101-6141 Atlantic Ave
Assessor ID Number(s):	7125-036-900
Lot Size (SF):	62,544
Zoning:	LBCNA
Council District:	9
Strategic Plan:	North Long Beach Redevelopment Plan

The goals of the North Long Beach Project Area Redevelopment Plan (Plan) includes improving the quality of life for North Long Beach residents through the replanning, redesign, and development of properties that are stagnant or improperly utilized, eliminating blighting influences, and correcting environmental deficiencies. The former Redevelopment Agency acquired the property located at 6101-6141 Atlantic Avenue to remove a blighting influence in the surrounding community and allow for opportunities for development consistent with the neighborhood and the nearby North Village Project. Development options were being considered at the time of dissolution. It is intended to dispose of the site through a competitive RFP process upon the approval of this Plan.

**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





Date: December 13, 2004

To: Redevelopment Agency Board Members

From: Melanie S. Fallon, Executive Director

Subject: **Resolution of Necessity for Acquisition of Property at 6101-6141 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 9)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board:

- Hold the hearing on the Resolution of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 6101 – 6141 Atlantic Avenue, APN 7125-036-001, including land, improvements and fixtures and equipment;
- Receive testimony from staff and property owner(s) with interest in the property; and
- Adopt the Resolution of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area.

BACKGROUND

The property located at 6101 – 6141 Atlantic Avenue ("Subject Property") totals approximately 61,000 square feet in lot area, located on the northwest corner of Atlantic Avenue and 61st Street (Exhibit "A" – Site Map). The existing Subject Property improvements consist of a one-story restaurant building (6101 Atlantic Avenue); a vacant one-story commercial building (6119 and 6123 Atlantic Avenue); a one-story restaurant building (6131 Atlantic Avenue); and a one-story motel office building (6141 Atlantic Avenue) with twelve detached one-story motel room buildings totaling 25 motel rooms (mostly two rooms per building). The square footage of the existing structures on the Subject Property totals approximately 15,200 square feet (Exhibit "B" – Site Photos).

The Subject Property is in the CNA zone (Neighborhood Commercial – Automobile Oriented), which does not permit motel uses resulting in a property which is improperly utilized. On May 16, 2003, Redevelopment Agency staff sent Owner

On October 17, 2003, an offer to purchase the Subject Property at 6101 – 6141 Atlantic Avenue at Fair Market Value, pursuant to Government Code Section 7267.2(a), was submitted to the owner of the Subject Property. The Fair Market Value of the Subject Property and improvements, fixtures and equipment was \$1,161,210. The owner rejected the offer. On July 7, 2004, a revised offer was presented to the owner of the Subject Property. The updated Fair Market Value of the Subject Property and improvements, fixtures and equipment was \$1,433,605. The owner again rejected the offer and indicated his unwillingness to consider any offer.

A Notice of the Hearing on the Resolution of Necessity was mailed on November 22, 2004 by Certified Mail, return receipt requested, and by First Class Mail to the owners of record and on-site tenants. Said owners and tenants 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 Resolution of Necessity is attached as Exhibit "D".

The 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 proposed project;
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.

Recommended findings of the Redevelopment Agency Board as they related to the acquisition of property at 6101 – 6141 Atlantic Avenue are as follows:

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

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include the replanning, redesign and development of property that is stagnant or improperly utilized, elimination of blighting influences and correction of environmental deficiencies in the Project Area. The proposed project involves

6101 – 6141 Atlantic Avenue, Assessor Parcel Number 7125-036-001, including land, improvements and fixtures and equipment;

- Receive testimony from staff and property owner(s) with interest in the property ; and
- Adopt the Resolution of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

MSF:BAK:MPC:MFT:mft

Attachments: Exhibit A – Site Map

Exhibit B – Site Photos

Exhibit C – Mitigated Negative Declaration No. 26-04

Exhibit D – Resolution of Necessity

12.13.04.6141Atlantic.RDABoard.doc

EXHIBIT "A"

Site Map

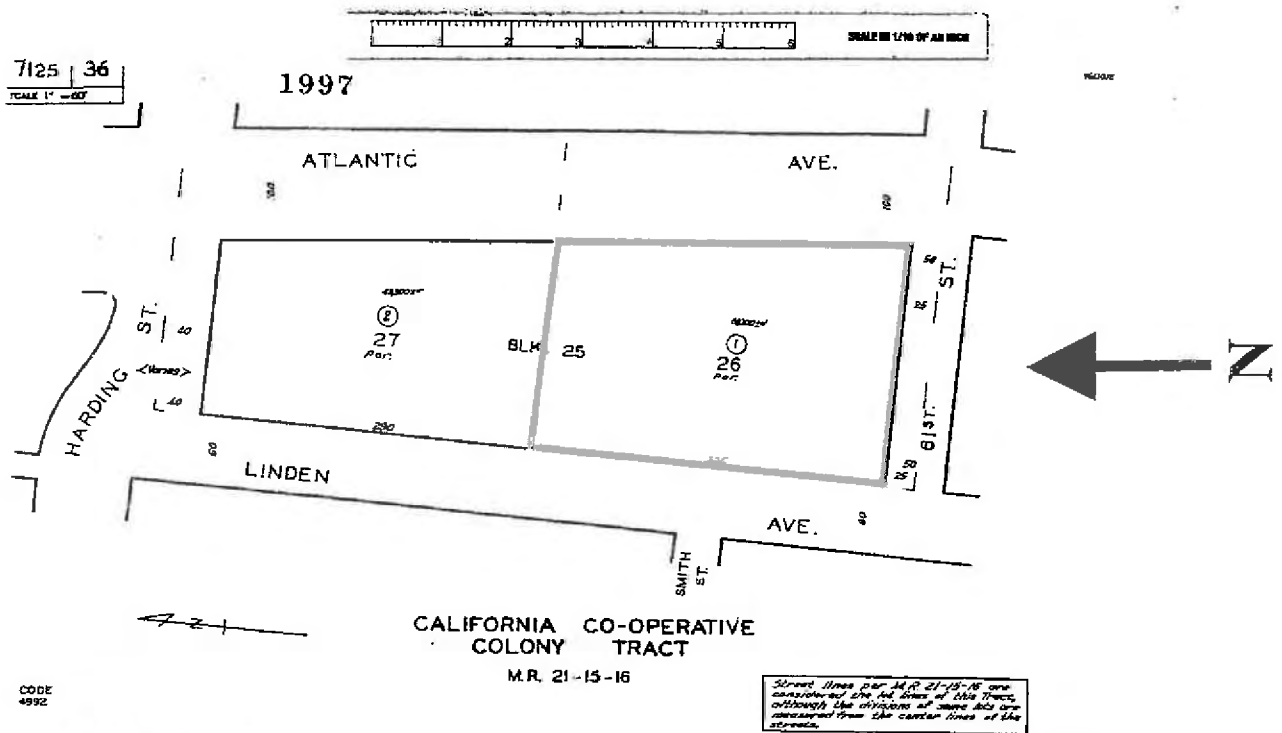
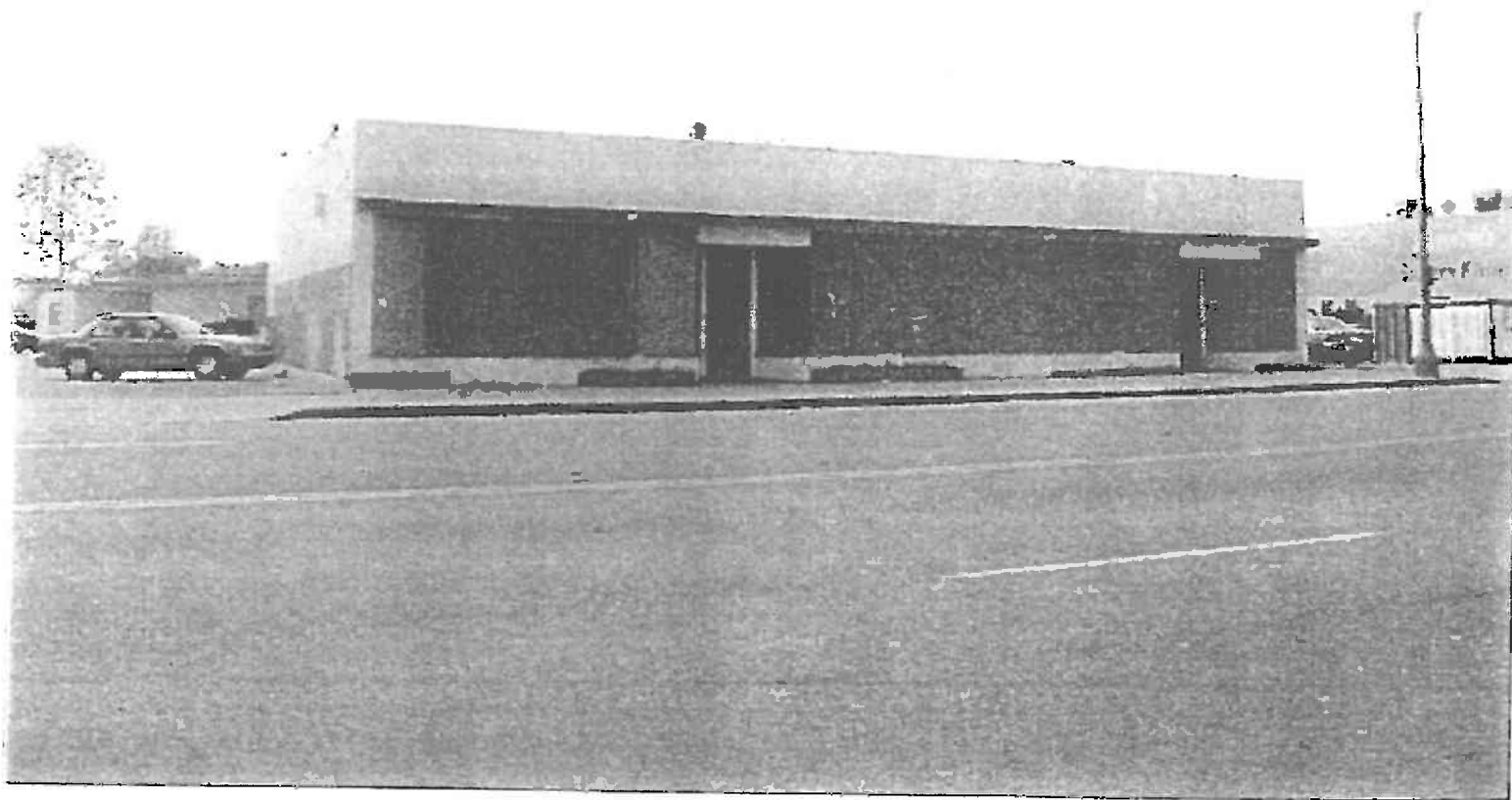


EXHIBIT "B"
Site Photos



Restaurant Building
6101 Atlantic Avenue
1 of 7



Commercial Building
6119 and 6123 Atlantic Avenue
2 of 7



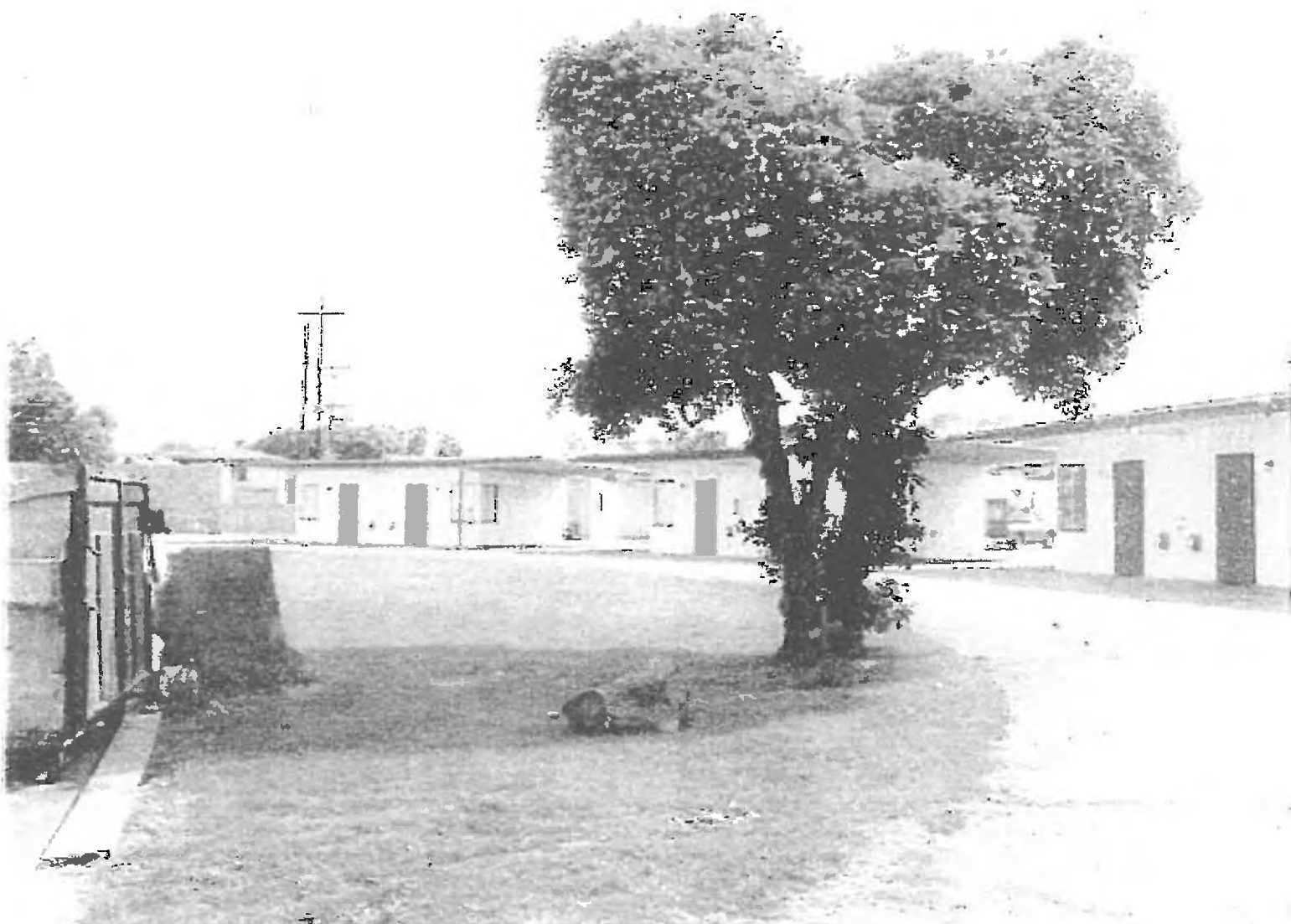
Commercial Building
6119 and 6123 Atlantic Avenue
3 of 7



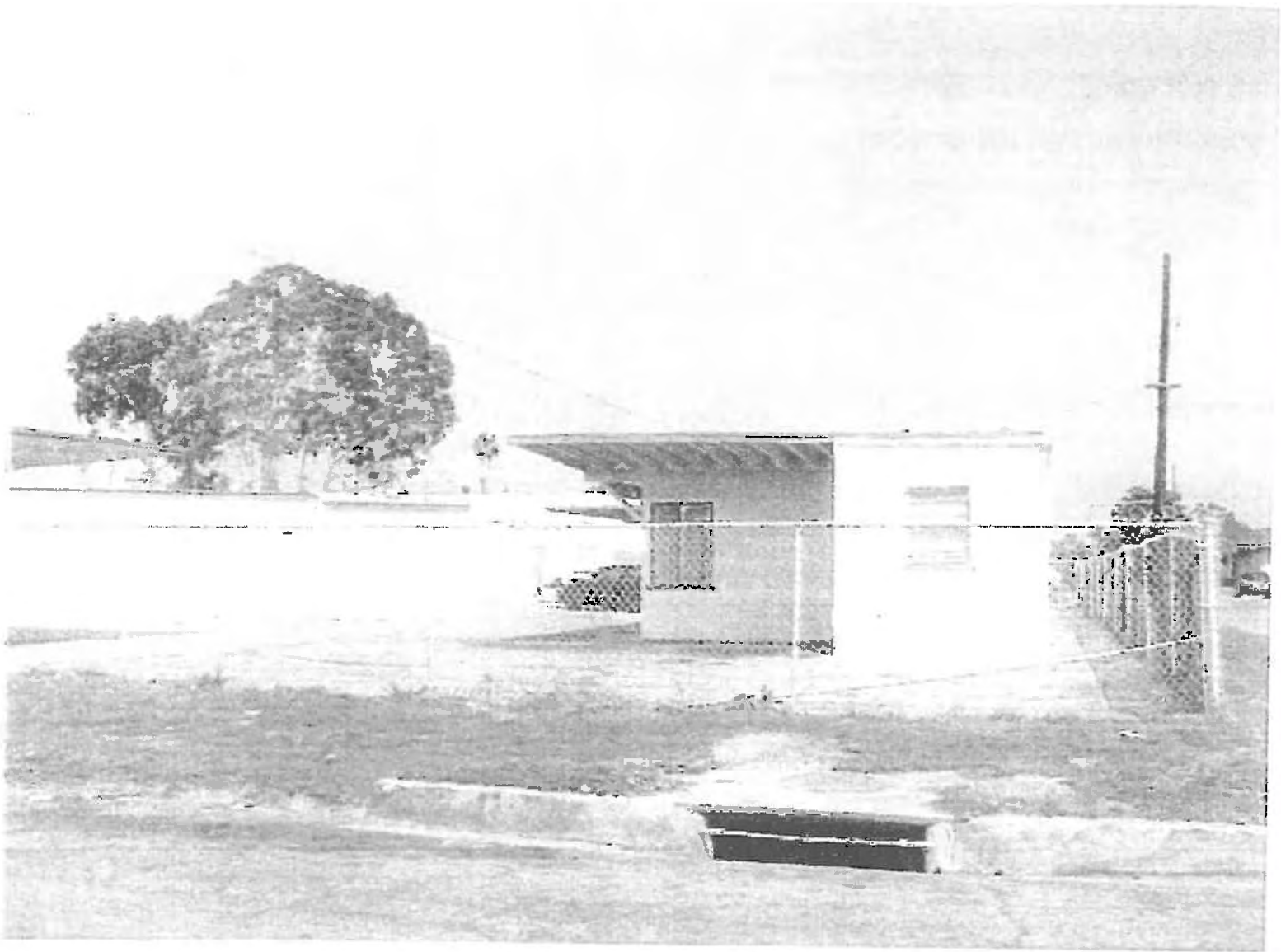
Restaurant Building
6131 Atlantic Avenue
4 of 7



Motel Office Building
6141 Atlantic Avenue
5 of 7



Motel Buildings
6141 Atlantic Avenue
6 of 7



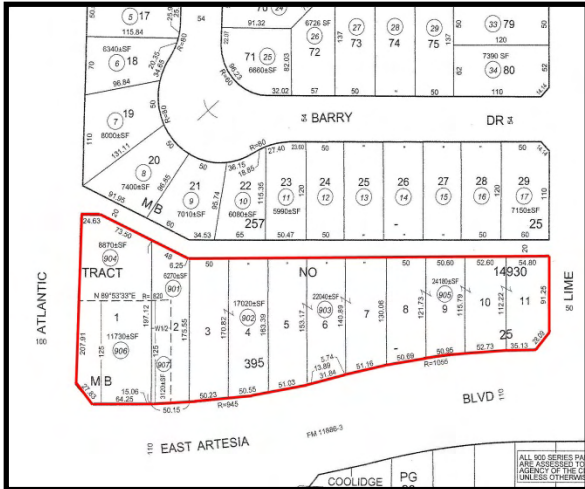
Motel Buildings
6141 Atlantic Avenue
7 of 7

210-216). Atlantic/Artesia Development

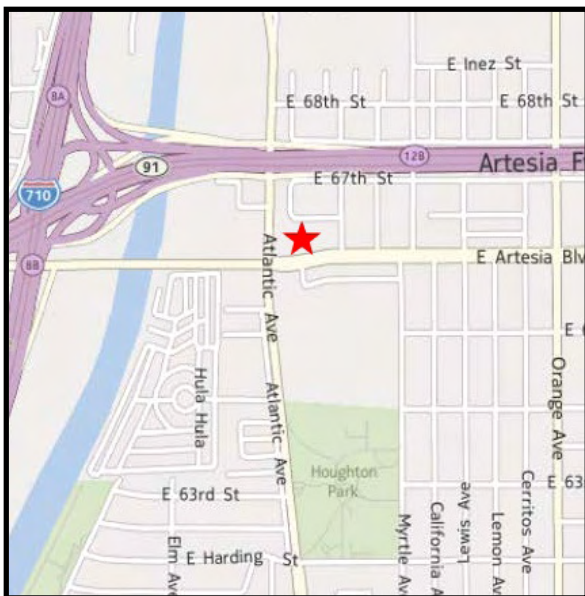


Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	601-685 E. Artesia Blvd/ 6600-6620 Atlantic Ave.
Assessor ID Number(s):	7115-003-901, -902, -903, -904, -905, -906, & -907
Lot Size (SF):	93,230
Zoning:	LBCCA
Council District:	9
Strategic Plan:	North Long Beach Strategic Guide for Redevelopment



The goals of the North Long Beach Project Area Redevelopment Plan (Plan) include improving the quality of life for North Long Beach residents through the replanning, redesign, and development of properties that are stagnant or improperly utilized, eliminating blighting influences, and correcting environmental deficiencies. Further the North Long Beach Strategic Guide for Redevelopment (Guide) identifies the intersection of Artesia Boulevard and Atlantic Avenue as a targeted commercial area which, as an an important gateway into North Long Beach, should remain a highway-oriented convenience commercial node with a high quality anchor tenant. The former Redevelopment Agency (Agency) purchased the property for the purposes of blight removal and improvement of the visual quality of the area consistent with the Plan and the Guide. The Agency was in negotiations for development of the site but terms and conditions could not be completed prior to dissolution. It is intended that these negotiations would re-start, and if this doesn't result in a development agreement, the site will be disposed through a competitive RFP process.



**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





LONG BEACH REDEVELOPMENT AGENCY

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

January 23, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Hold the hearing on the Resolutions of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 6600 Atlantic Avenue, APNs 7115-003-036 and 7115-003-038; 6620-6630 Atlantic Avenue, APN 7115-003-035; and 609-669 East Artesia Boulevard, APNs 7115-003-037, 7115-003-039, and 7115-003-040, including land, improvements and fixtures and equipment;

Receive testimony from staff and property owner(s) with interest in the property; and

Adopt the Resolutions of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area. (North – District 9)

DISCUSSION

Background

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and 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 which are stagnant or improperly utilized.

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 2

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 demolition or removal of certain buildings and improvements.
- The disposition of property for uses in accordance with the Redevelopment Plan.

If it is in the public interest and is necessary in order to eliminate conditions requiring redevelopment and in order to implement the goals of the Redevelopment Plan, the Agency may exercise its power of eminent domain to acquire real property in the Project Area.

Property Information

The property located at 6600 Atlantic Avenue contains approximately 14,845 square feet of land and a one story commercial retail building containing approximately 3,510 square feet, located on the northeast corner of Atlantic Avenue and East Artesia Boulevard (Exhibit A – Site Map).

The property located at 6620-6630 Atlantic Avenue contains approximately 8,870 square feet of land and a one story commercial retail building containing approximately 3,784 square feet, and an advertising billboard, all located approximately 208 lineal feet northerly of the northeast corner of Atlantic Avenue and East Artesia Boulevard.

The property located at 609-669 East Artesia Boulevard contains approximately 45,330 square feet of land, a one story fast food restaurant building containing approximately 1,500 square feet of building and a one story automobile service building, all located approximately 104 feet easterly of northeast corner of Atlantic Avenue and East Artesia Boulevard.

Owner Participation letters were sent out to the property owners on January 21, 2005 requesting that any proposals to develop the property be submitted by March 25, 2005. No submittals were received.

California Environmental Quality Act

Pursuant to the California Environmental Quality Act (CEQA), the acquisition of these properties are categorically exempt pursuant to Public Resources Code, Division 13, Section 15332 as the acquisition activities contemplated are consistent with the General Plan, contain no more than five acres, are substantially surrounded by urban uses, and have no value as habitat for endangered species. The scope of the project is currently limited to blight removal through acquisition activities only. Any future construction on the properties will be subject to a separate environmental review process under CEQA.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 3

Resolutions of Necessity

An appraisal of land and improvements for the properties was prepared by an independent appraiser, Lidgard and Associates, on May 27, 2005.

An offer to purchase the property at 6600 Atlantic Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated June 8, 2005 was submitted to the owner. The Fair Market Value of the land and improvements was \$825,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

An offer to purchase the property at 6620-6630 Atlantic Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated June 8, 2005 was submitted to the owner. The Fair Market Value of the land and improvements was \$685,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

An offer to purchase the property at 609-669 East Artesia Boulevard at Fair Market Value pursuant to Government Code section 7267.2(a), dated June 27, 2005 was submitted to the owner. The Fair Market Value of the land and improvements was \$1,360,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

Notices of the hearing on the Resolutions of Necessity were mailed on January 6, 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.

Staff has received communication from the law offices of Graham Vaage & Cisneros, representing the owner of the property located at 6620-6630 Atlantic Avenue, advising staff that the owner wishes to appear and be heard at this hearing.

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 proposed project;
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;

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 4

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.

Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 6600 Atlantic Avenue, 6620-6630 Atlantic Avenue and 609-669 East Artesia Boulevard are as follows:

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

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include replanning, redesign, and development of properties which are stagnant or improperly utilized, eliminating blighting influences, and correcting environmental deficiencies. The proposed project involves the removal of blighting influences and the replanning, redesign and development of stagnant or improperly utilized properties through acquisition, demolition and subsequent assembly of property into parcels suitable for modern, integrated development.

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 North Long Beach Redevelopment Project Area. The property owners have been given a reasonable opportunity to participate in the redevelopment of the North Long Beach Redevelopment Project Area consistent with the objectives of the Redevelopment Plan. The elimination of blighting influences and the assembly of land into parcels suitable 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 elimination of blighting influences, assembly of land into parcels suitable for modern, integrated development is the proposed project. It is in the public interest to acquire the properties in order to eliminate blighting influences and to assemble land into parcels suitable for modern, integrated development, allowing for future replanning, redesign and development of the properties.

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

The properties were appraised by an independent appraiser, Lidgard and Associates on May 27, 2005. Offers at Fair Market Value were presented to the property owners. The offers have been rejected by the property owners. Due to the refusal of the owners to

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 5

accept the Agency's offer of just compensation based on the Fair Market Value, the properties cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.

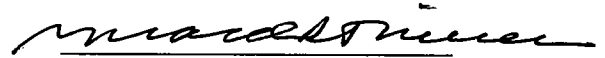
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

PHW:BAK:MPC



GERALD R. MILLER
CITY MANAGER

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

Exhibit A

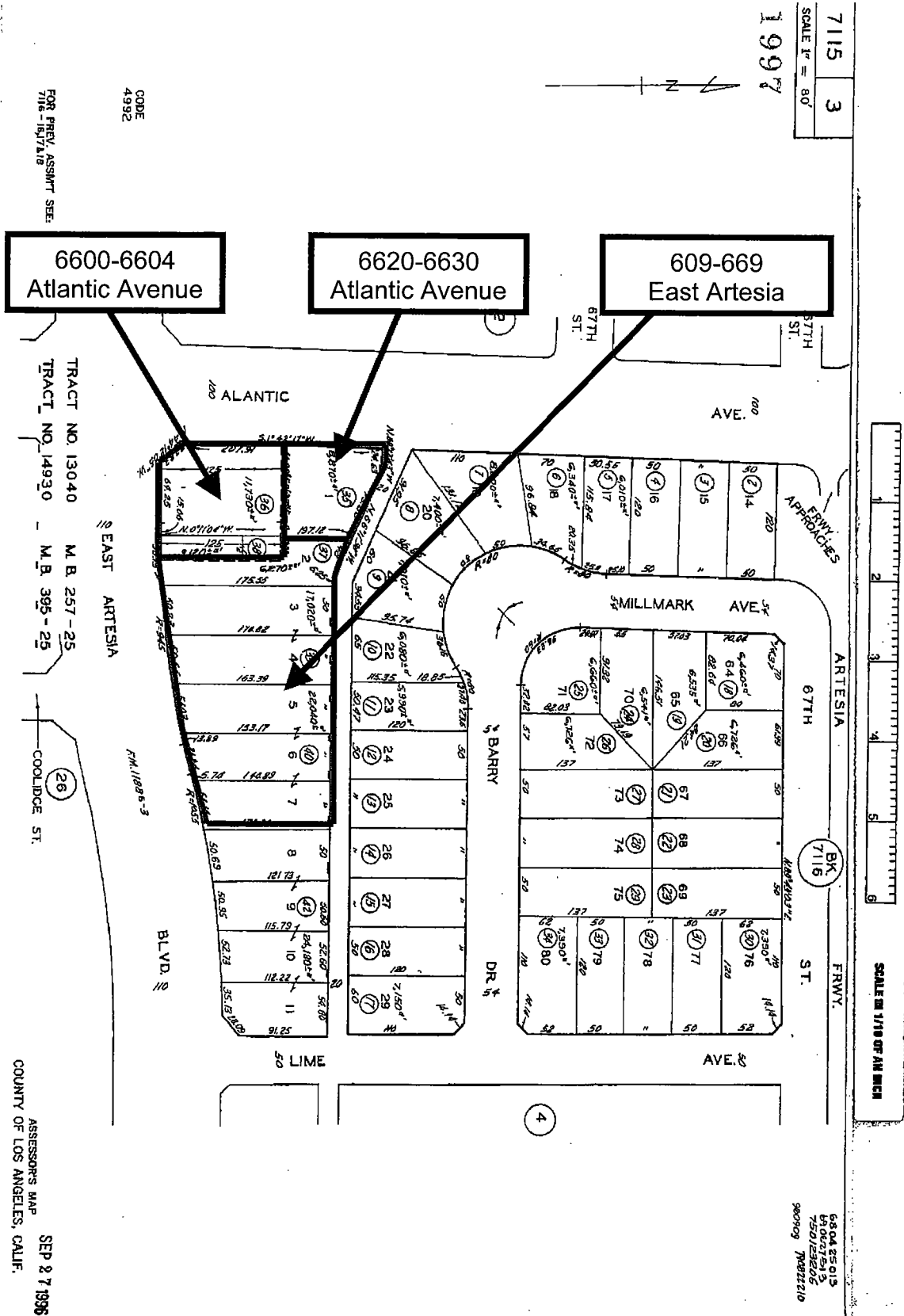
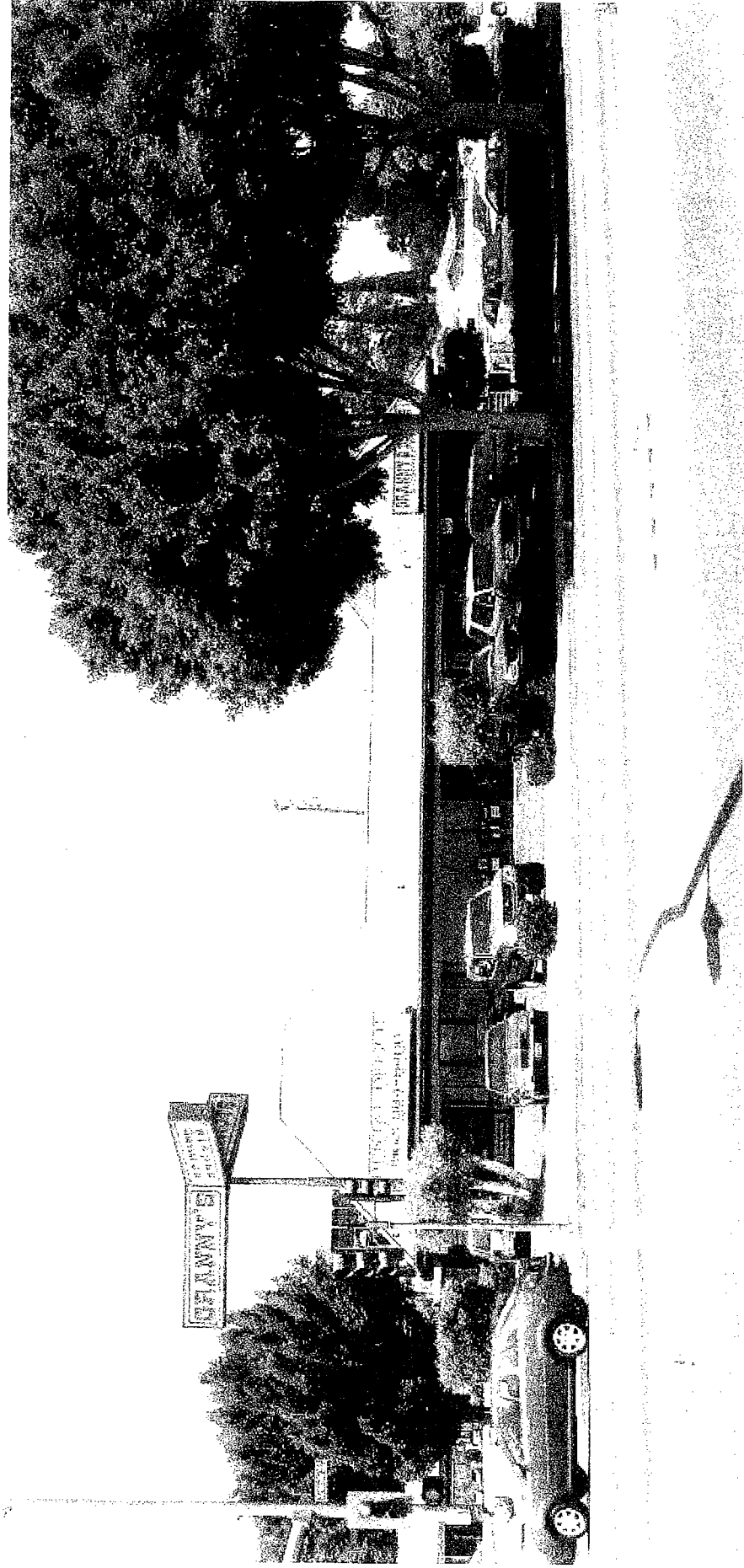


Exhibit B

**North East Corner of
Atlantic Avenue and Artesia Boulevard**

6600 – 6604 Atlantic Ave



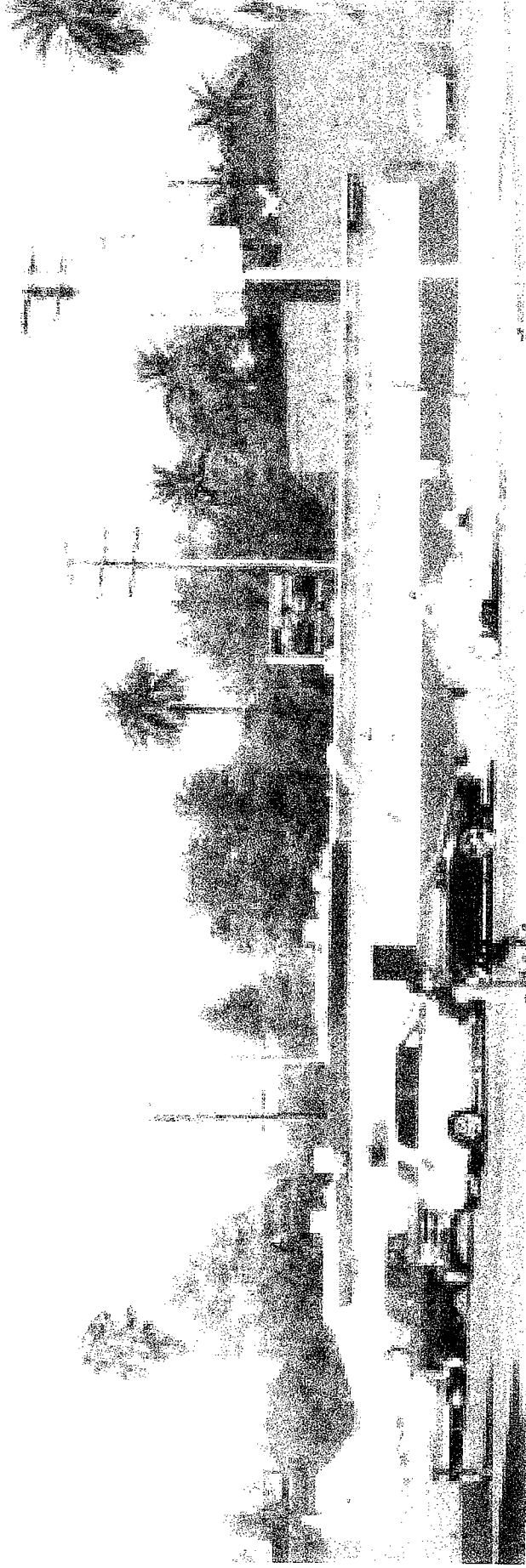
6620 — 6630 Atlantic Ave



609 Artesia Blvd



669 Artesia Blvd



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
(6600 - 6604 ATLANTIC AVENUE) WITHIN THE NORTH
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 North 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 the real property located at 6600 - 6604 Atlantic Avenue, Long Beach, California more particularly described as:

THAT PORTION OF LOTS 1 AND 2 OF TRACT 14930, IN
THE CITY OF LONG BEACH, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 395, PAGE 25 OF MAPS IN THE
OFFICE OF THE COUNTY RECORDER OF SAID

COUNTY, BOUNDED AS FOLLOWS:

WESTERLY BY THE WESTERLY BOUNDARY LINE OF SAID LOT 1; NORTHERLY BY A LINE BEARING SOUTH 88°17'43" EAST AT RIGHT ANGLES FROM A POINT IN THE WESTERLY LINE OF SAID LOT DISTANT THEREON NORTH 1°42'17" EAST 125.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1 WITH THE WESTERLY PROLONGATION OF THE CERTAIN COURSE IN THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 89°53'33" WEST 64.25 FEET EASTERLY BY THE EASTERLY LINE OF THE WEST HALF OF SAID LOT 2 AND SOUTHERLY BY THE SOUTHERLY LINES OF SAID LOTS 1 AND 2.

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

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

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California

Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The law firm of Hahn & Hahn LLP, as the Agency's special counsel, is hereby authorized to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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
1/17/06
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#06-00236

EXHIBIT A

SCALE 1" = 80'

767

609-669
East Artesia

6620-6630
Atlantic Avenue

6600-6604
Atlantic Avenue

FOR PREV. ASSMT SEE:
7116-16,17 & 18

**CODE
4992**

TRACT NO. 13040	M.B. 257-25
TRACT NO. 14930	M.B. 395-25

26
COOLIDGE ST.

SEP 27 1996
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

1	2	3	4	5	6
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SCALE ON 1/16 OF AN INCH

680425013
690627513
750123206
980909 700822210

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
(6620 - 6630 ATLANTIC AVENUE) WITHIN THE NORTH
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 North 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 the real property located at 6620 - 6630 Atlantic Avenue, Long
Beach, California more particularly described as:

PARCEL 1:

LOT 1 OF TRACT 14930, IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 395, PAGE 25 OF MAPS

IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 1, BOUNDED AS FOLLOWS:

WESTERLY BY THE WESTERLY BOUNDARY LINE OF SAID LOT 1; NORTHERLY BY A LINE BEARING SOUTH 88°17'43" EAST AT RIGHT ANGLES FROM A POINT IN THE WESTERLY LINE OF SAID LOT DISTANT THEREON NORTH 1°42'17" EAST 125.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1 WITH THE WESTERLY PROLONGATION OF THAT CERTAIN COURSE IN THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 89°53'33" WEST 64.25 FEET EASTERLY BY THE EASTERLY LINE OF THE WEST HALF OF SAID LOT 2 AND SOUTHERLY BY THE SOUTHERLY LINES OF SAID LOT 1.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR PURPOSES OVER THAT PORTION OF LOT 2 OF TRACT NO. 14930, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 395, PAGE 25 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

BOUNDED NORTHERLY BY THE NORTHERLY LINE OF SAID LOT 2; BOUNDED WESTERLY BY THE WESTERLY LINE OF SAID LOT; BOUNDED SOUTHERLY BY A LINE BEARING AT RIGHT ANGLES, FROM A POINT IN THE WESTERLY LINE OF LOT 1 OF SAID TRACT, DISTANT NORTHERLY THEREON 125 FEET FROM THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF SAID WESTERLY LINE, WITH THE WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF SAID LOT 1; AND BOUNDED EASTERLY BY THE EASTERLY LINE OF THE WEST HALF OF SAID LOT.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by

this reference ("Subject Property"); and

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

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section

33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The law firm of Hahn & Hahn LLP, as the Agency's special counsel, is hereby authorized to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically

authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

Executive Director/Secretary

APPROVED:

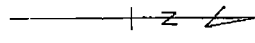
Chair

HAM:fl
1/17/06
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#06-00236

7115	3
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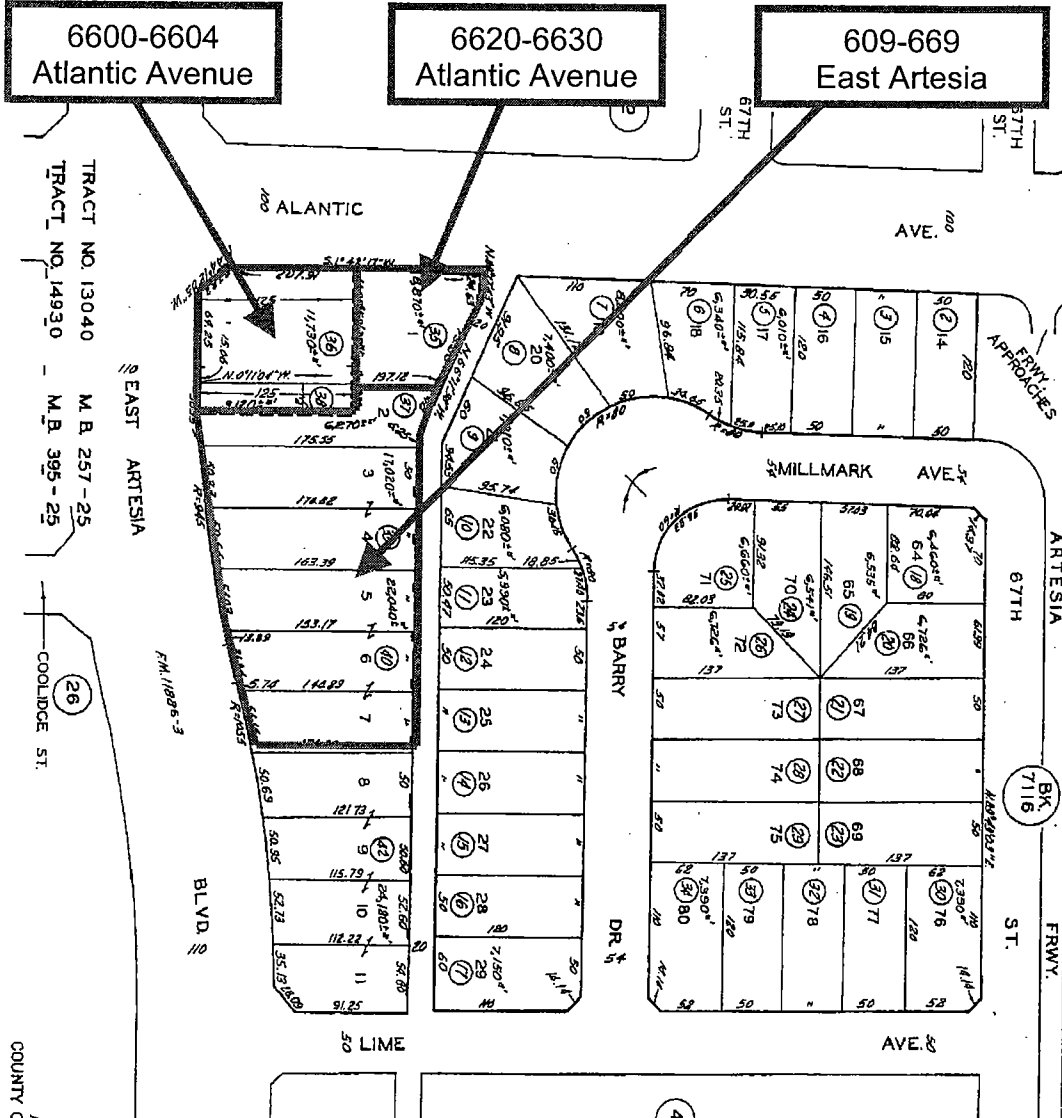
SCALE 1" = 80'

1997



FOR PREV. ASSMT SEE:
7116-15J7&18

609-669
East Artesia



1	2	3	4	5	6
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SCALE ON 1/10 OF AN INCH

680425013
690627513
750123206
980909 70822210

SEP 27 1996
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
(609-669 EAST ARTESIA BOULEVARD) WITHIN THE
NORTH 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 North 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 the real property located at 609-669 East Artesia Boulevard, Long Beach, California more particularly described as:

LOTS 2 TO 7 INCLUSIVE OF TRACT NO. 14930, IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN

BOOK 395 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 2, BOUNDED AS FOLLOWS:

SOUTHERLY AND WESTERLY BY THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 2, EASTERLY BY THE EASTERLY LINE OF THE WEST HALF OF SAID LOT 2; AND NORTHERLY BY A LINE BEARING AT RIGHT ANGLES, FROM A POINT IN THE WESTERLY LINE OF LOT 1 OF SAID TRACT, DISTANT NORTHERLY THEREON 125 FEET FROM THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF SAID WESTERLY LINE, WITH THE WESTERLY PROLONGATION OF THE MORE SOUTHERLY LINE OF SAID LOT 1.

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

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

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California

Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The law firm of Hahn & Hahn LLP, as the Agency's special counsel, is hereby authorized to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

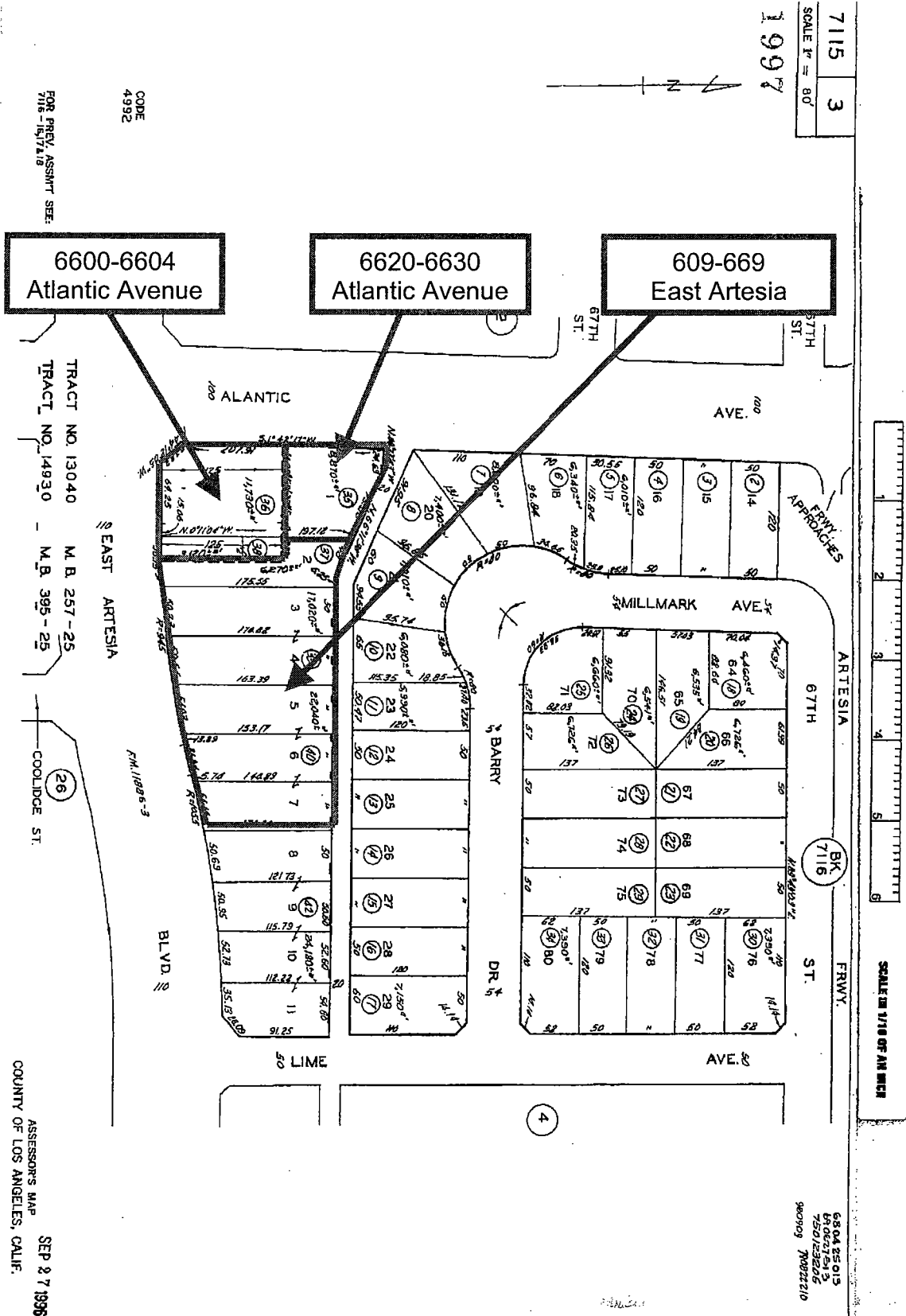
Executive Director/Secretary

APPROVED:

Chair

HAM:fl
1/17/06
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#06-00236

EXHIBIT A





Building A Better Long Beach

June 15, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 685 East Artesia Boulevard for \$3,200,000 plus closing and relocation costs. (North – District 9)

DISCUSSION

One of the goals of the North Long Beach Redevelopment Plan is to improve the commercial corridors in the North Long Beach Redevelopment Project Area (Project Area) by acquiring and assembling adequate sites for the development of commercial facilities. The property located at 685 East Artesia Boulevard (Subject Property) is within this area (Exhibit A – Site Map).

The Subject Property has approximately 24,176 square feet of land and is improved with a multi-tenant commercial building (Exhibit B – Site Photograph). An independent appraisal was conducted and determined the fair market value to be \$2,900,000 with a date of value of September 5, 2008. The existing business tenants will be relocated according to state business relocation law.

The Subject Property constitutes the Phase II portion of the proposed Atlantic Avenue and Artesia Boulevard commercial development site. The initial phase of the development site contains 1.59 acres. The Redevelopment Agency (Agency) is finalizing acquisition, and has completed the demolition of the structures. On August 18, 2008, the Agency approved an Exclusive Negotiating Agreement (ENA) with Turian Properties, LLC (Developer). Pursuant to the terms of the ENA, if the Agency acquired this additional parcel, the Developer would have the right of first refusal to negotiate to purchase and develop it as part of the overall project. The two sites will provide a total of 2.15 acres offering a larger, more commercially viable site. The Agency's goal for the overall site is to provide a high-quality, neighborhood-serving retail center with a sit-down restaurant that would serve as the northern gateway to North Long Beach.

REDEVELOPMENT AGENCY BOARD MEMBERS

June 15, 2009

Page 2 of 2

Since the purchase of the Subject Property is consistent with the goal of improving the commercial corridors by enabling the development of a neighborhood-serving commercial center, Agency staff is recommending acquisition.

The North Long Beach Project Area Committee (North PAC) determined that the acquisition of the Subject Property is consistent with the North PAC's adopted land acquisition policy, and recommended acquisition at their May 28, 2009 meeting. Sufficient funding is budgeted for this activity in the Project Area's FY 2009 budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:ELD:la

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph



Exhibit A
Site Map
685 East Artesia Boulevard



RDA Owned



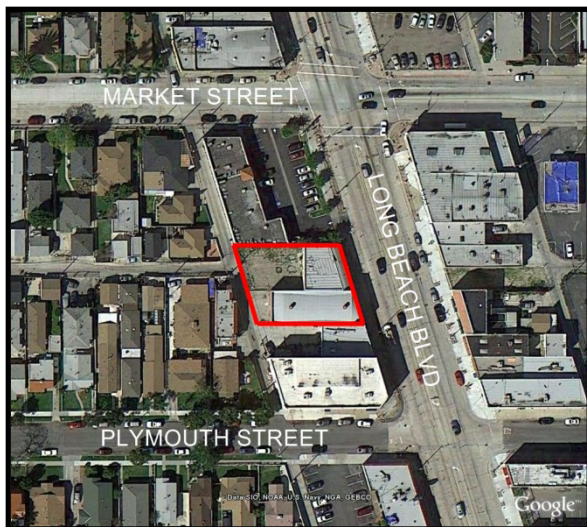
Subject Property

Exhibit B

Site Photograph

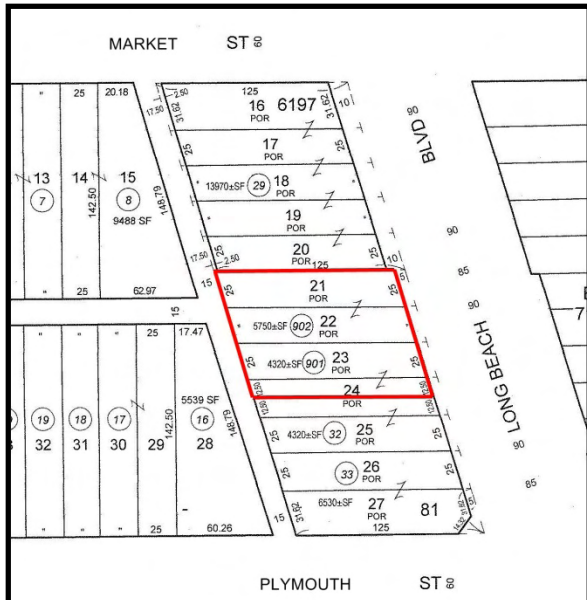


217-218). 5365-5371 Long Beach Boulevard



Parcel Data:

Property Type:	Commercial
Permissible Use:	Sale of Property
Property Address:	5365-5371 Long Beach Blvd.
Assessor ID Number(s):	7132-008-901, -902
Lot Size (SF):	10,070
Zoning:	LBCNP
Council District:	8
Strategic Plan:	North Long Beach Strategic Guide for Redevelopment



In the North Long Beach Redevelopment Project Area, one of the priorities of the Redevelopment Plan is to eliminate blighting influences, including the removal of incompatible and uneconomic land uses or buildings which are deteriorated and unsafe. The properties at 5365-5371 Long Beach Boulevard are within the Virginia Village historic core, which is a neighborhood-oriented retail commercial node, as identified in the North Long Beach Strategic Guide for Redevelopment. The former Redevelopment Agency acquired the properties to further the goals of the Guide with planning neighborhood-oriented retail uses within this commercial node. The Agency was considering development options at the time of dissolution. It is intended that these properties would be marketed for sale with priority opportunities for acquisition and development by adjoining landowners and tenants.



**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





LONG BEACH REDEVELOPMENT AGENCY

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

March 19, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5365 Long Beach Boulevard for a purchase price of \$500,000 plus closing costs (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, one of the priorities of the redevelopment plan is the elimination of blighting influences, including removal of incompatible and uneconomic land uses or buildings which are deteriorated and unsafe.

The property is located at 5365 Long Beach Boulevard (APN 7132-008-013) within the Virginia Village historic core, which is a neighborhood-oriented retail commercial node (Exhibit A). This parcel has 4,500 square feet of land and a 3,438 square foot commercial building, which is currently vacant (Exhibit B). Lidgard and Associates appraised the property at \$485,000 in an appraisal report dated December 4, 2006. The property owner has offered this parcel for sale to the Redevelopment Agency (Agency). The Agency's negotiated purchase price is \$500,000. This is within three percent of the property's appraised fair market value.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase price is consistent with the future improvement of this commercial area as outlined in the Strategic Guide, staff is recommending acquisition. The land may be used for off-street parking for the neighborhood-serving commercial area until other development proceeds in the area.

Funds are available for this acquisition in the FY 2007 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their January 25, 2007 meeting.

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 19, 2007

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

PHW:CAB:LM:ed



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A -- Site Map
 Exhibit B -- Site Photograph

Exhibit A



55TH ST

5450

5446

5440-5444

LONG BEACH BLVD

W LOUISE ST

5425

5417-5421

5413

5411

5401

E LOUISE ST

5438

5428

5420

5414

5412

W MARKET ST

5387

5371

5365

5359

5351-5355

E MARKET ST

5382-5390

5376

5372

5366

5360

5358

5350

LONG BEACH BLVD

W PLYMOUTH ST

5345

5319

5301

E PLYMOUTH ST

5344

5340

5334

5322

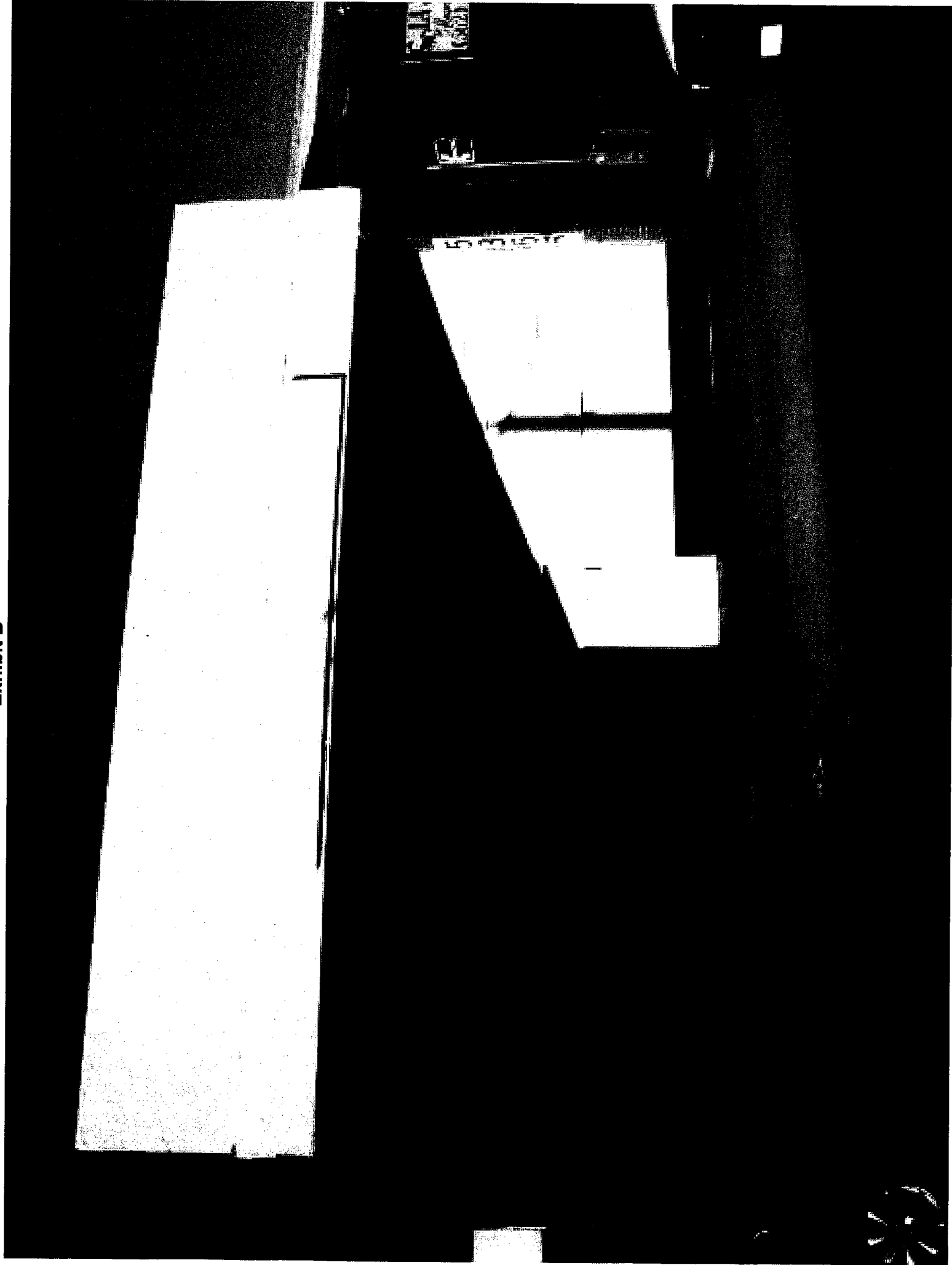
5318

5300-5316

W 53RD ST

E 53RD ST

Exhibit B





Building A Better Long Beach

Item 2

April 7, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5369-5373 Long Beach Boulevard for a purchase price of \$500,000 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, one of the priorities of the Redevelopment Plan is the elimination of blighting influences. Various strategies have been implemented including removal of incompatible and uneconomic land uses or buildings, which are deteriorated and unsafe.

The parcel proposed for acquisition is located at 5369-5373 Long Beach Boulevard (Property). The Property is within the Virginia Village historic core, which is a neighborhood-oriented retail commercial node (Exhibit A – Site Map). The Property has 6,000 square feet of land and a 2,256-square-foot, multi-tenant commercial building (Exhibit B – Site Photograph).

The property owner has offered this parcel for sale to the Redevelopment Agency (Agency) for the purchase price of \$500,000. An independent appraisal report dated December 7, 2007, confirmed the purchase price to be the fair market value.

Since the Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future improvement of this commercial area as outlined in the North Long Beach Strategic Guide for Redevelopment, staff is recommending the acquisition of the Property. The land may be used for off-street parking for the neighborhood-serving commercial area until developments move forward in the area.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 7, 2008

Page 2

The acquisition of the Property was presented to the North Long Beach Project Area Committee (NPAC) at its March 27, 2008, meeting. The NPAC approved a recommendation to acquire the Property. The funds to acquire this Property are available in the North Long Beach Project Area FY 2008 budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:DSW:ED:ed

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

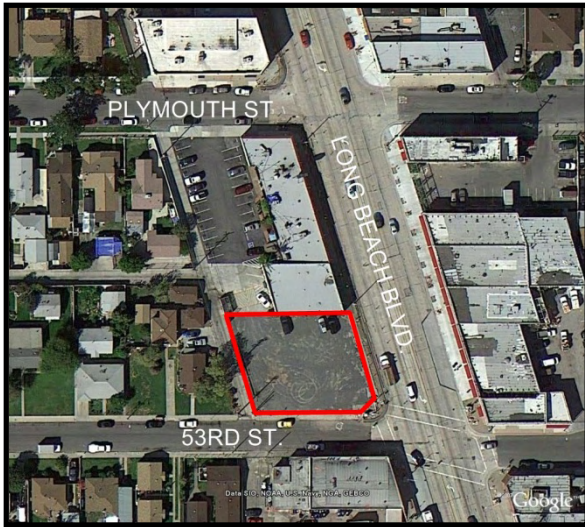
Exhibit A



Exhibit B

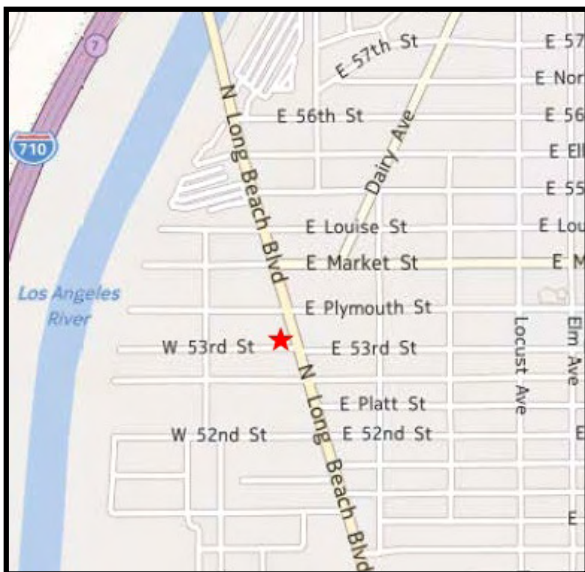


219). 5301 Long Beach Boulevard



Parcel Data:

Property Type:	Parking Lot
Permissible Use:	Sale of Property
Property Address:	5301 Long Beach Blvd.
Assessor ID Number(s):	7132-011-902
Lot Size (SF):	11,430
Zoning:	LBCNP
Council District:	8
Strategic Plan:	North Long Beach Strategic Guide for Redevelopment



The seven-block area along Long Beach Boulevard between 53rd Street and 55th Street is identified in the North Long Beach Strategic Guide for Redevelopment as a potential development zone for the creation of a strong Virginia Village in North Long Beach. The property at 5301 Long Beach Boulevard is within this zone. This property was acquired to eliminate a blighting influence and to remediate a known Brownfield site. The site is currently being remediated under an Order to Comply through the State Water Resources Board, Los Angeles Region. Once the remediation is completed and the site has received regulatory site closure, the property will be sold to the adjacent business owner or through a competitive RFP process for retail development to support economic development in Virginia Village.

**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





Building A Better Long Beach

November 17, 2008

Item 2

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5301 Long Beach Boulevard for \$782,115 plus relocation and closing costs. (North – District 8)

DISCUSSION

The seven-block area along Long Beach Boulevard between 53rd Street and 55th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) as a potential development zone for the creation of a strong Virginia Village in North Long Beach. The property located at 5301 Long Beach Boulevard (Subject Property) (Exhibit A – Site Map) is within this area.

The Subject Property has approximately 12,000 square feet of land improved with a 1,141-square-foot auto repair business (Exhibit B – Site Photograph). An independent appraisal was conducted on December 7, 2007, and the fair market value was determined to be \$782,115. The tenant will be relocated according to state relocation law.

Since the Subject Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Long Beach Boulevard corridor as outlined in the Strategic Guide, Redevelopment Agency staff is recommending acquisition. The land will be used for off-street parking for the neighborhood-serving commercial area until other development proceeds in the area. A Phase I environmental investigation was conducted and no further investigation is recommended at this time.

The acquisition of the Subject Property was presented to the North Long Beach Project Area Committee (NPAC) at its August 28, 2008 meeting. The NPAC approved a recommendation to acquire the Subject Property. The funds to acquire the Subject Property are available in the North Long Beach Redevelopment Project Area FY 2009 budget.

REDEVELOPMENT AGENCY BOARD MEMBERS

November 17, 2008

Page 2 of 2

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:AES:ajw

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph



5301 Long Beach Boulevard



EXHIBIT B

5301 Long Beach Boulevard



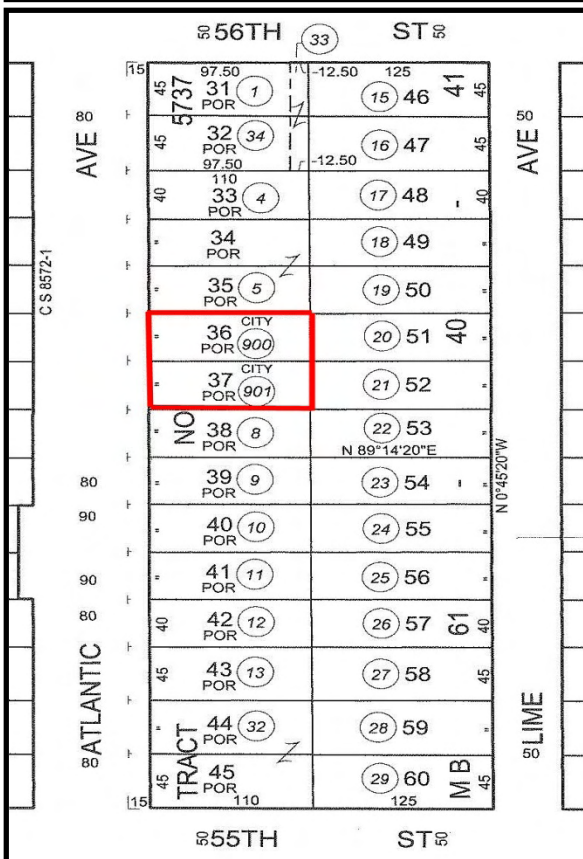
220-221).

5564 Atlantic Avenue



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	5564 Atlantic Avenue
Assessor ID Number(s):	7127-009-900, -901
Lot Size (SF):	8,800
Zoning:	LBCCA
Council District:	8
Strategic Plan:	North Long Beach Redevelopment Plan



The goals of the North Long Beach Project Area Redevelopment Plan includes improving the quality of life for North Long Beach residents through the replanning, redesign, and development of properties that are stagnant or improperly utilized, eliminating blighting influences, and correct environmental deficiencies. The former Redevelopment Agency acquired the property located at 5564 Atlantic Avenue to remove a blighting influence in the surrounding community and to allow opportunities for development consistent with the neighborhood and the nearby North Village project. Development options were being considered at the time of dissolution. It is our intention to offer these parcels for sale to adjacent property owners, current tenants or buyers who will utilize the properties for uses that complement the North Village Plan.

**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





Date: May 10, 2004
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5564 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 8)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the property at 5564 Atlantic Avenue for \$140,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center.

The vacant lot located at 5564 Atlantic Avenue (APN 7127-009-006 and 007) is located just south of this area (Site Map). This parcel has 8,800 square feet of land and is currently fenced. The property owner has listed this parcel for sale.

The following summarizes this proposed transaction:

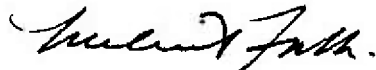
- The purchase price for the property is \$140,000. This is within 6 percent of the property's appraised fair market value of \$132,000.
- This is a voluntary sale, avoiding eminent domain.
- The property is currently undeveloped and no relocation costs will be necessary.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. The land can be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area. Funds are available for this acquisition in the FY 2004 budget for North Long Beach. The PAC found that acquisition of the parcel was consistent with the PAC's adopted land acquisition policy and recommends that the Agency acquire the site.

Redevelopment Agency Board Members
May 10, 2004
Page 2

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the property at 5564 Atlantic Avenue for \$140,000 plus closing costs.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:

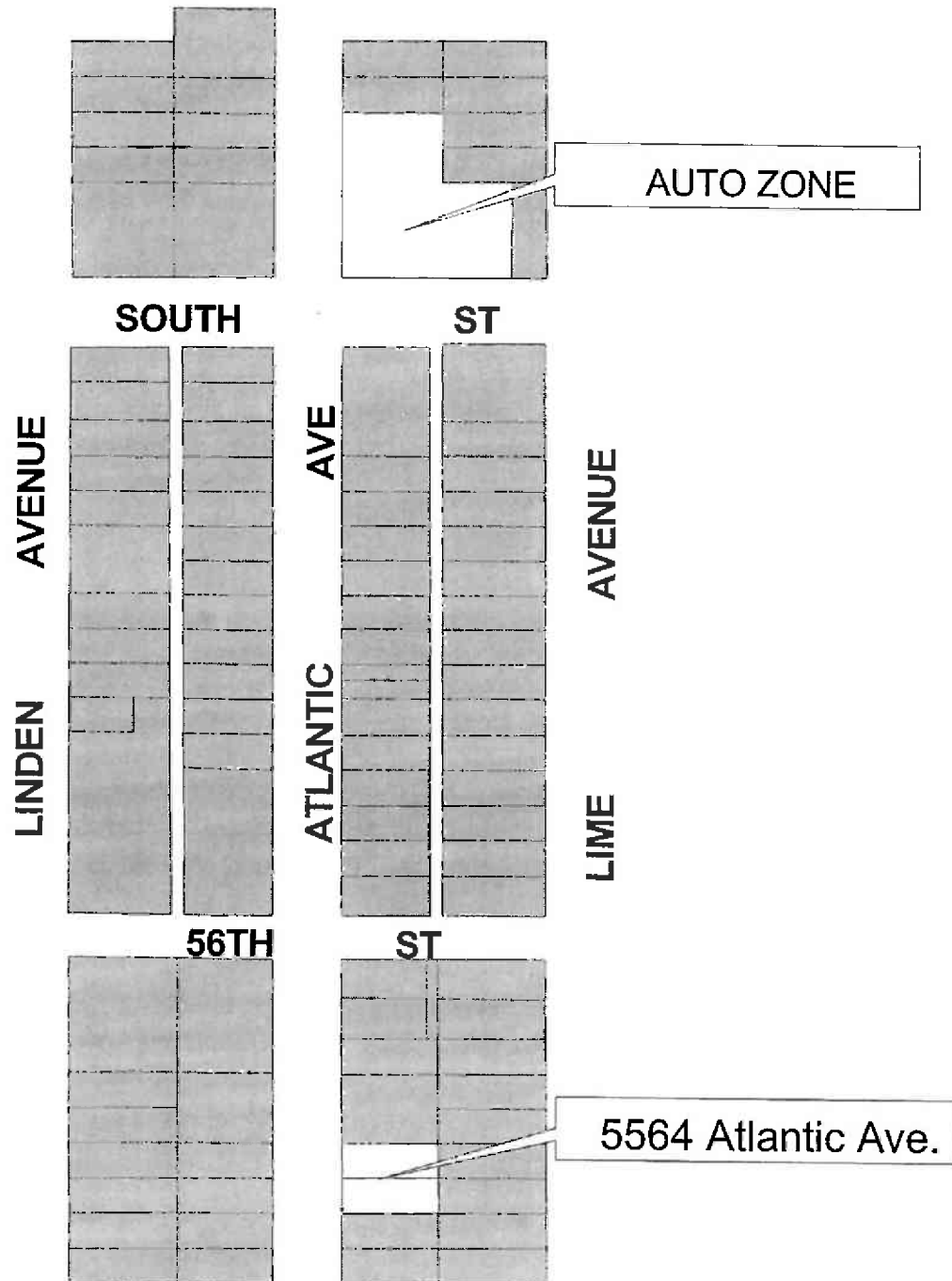


GERALD R. MILLER
CITY MANAGER

MSF/BAK/aes

Attachment: Site Map

SITE MAP



M.B 20 - 88 - 90

FOR PRY, ASSNT, SIER
+4MP-29

WITNESSES MY
COUNTY OF LOS ANGELES, CALIF.

* 1 500 copies on this page are assessed to Redevelopment Agency of the City of Long Beach County of Los Angeles, unless otherwise noted.

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7429 29

1375 - 104

SEABRIGHT

AVE.

HAYES

AVE.

code
5521

新

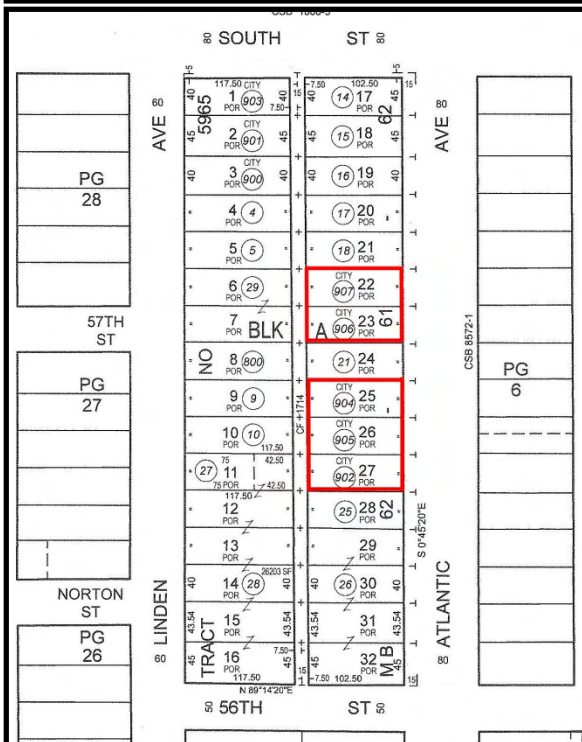
15
red

222-226). 5641-5701 Atlantic Avenue



Parcel Data:

Property Type: Commercial
 Permissible Use: Sale of Property
 Property Address: 5641-5649 Atlantic Ave.
 Assessor ID Number(s): 7127-007-902, -904, -905, -905, & -907
 Lot Size (SF): 20,500
 Zoning: LBCNP
 Council District: 8
 Strategic Plan: North Long Beach Strategic Guide for Redevelopment & North Village Plan/EIR



In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment as a Target Site for potential new development related to the creation of a strong Village Center in North Long Beach. The vision of the Guide is for the area around the intersection of Atlantic Avenue and South Street be developed as the principal neighborhood center/town center for North Long Beach. Pedestrian-oriented retail uses would be expanded along street frontages, streetscape and parking improvements would be implemented, and public uses, arts and cultural facilities and pocket parks be developed as appropriate. The properties located along Atlantic Avenue were acquired as part of the North Village Project and development options were being considered at the time of dissolution. It is our intention to offer these parcels for sale to adjacent property owners, current tenants or buyers who will utilize the properties for uses consistent with the North Village Plan.



**Successor Agency to the
 Redevelopment Agency of
 the City of Long Beach**





LONG BEACH REDEVELOPMENT AGENCY

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

November 14, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5641 – 43 Atlantic Avenue for a purchase price of \$451,500 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property at 5641 – 43 Atlantic Avenue (APN 7127-007-024) is located within this area (Exhibit A). This parcel has 4,100 square feet of land. The commercial building on this property has 3,210 square feet and consists of two separate retailers (Exhibit B). The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Dale B. Kindermann owns the property;
- The property was appraised at \$430,000 by Lidgard & Associates, in an appraisal report dated March 24, 2005;
- The Agency's purchase price for the property will be \$451,500 or \$140 per square foot. This is within 5% percent of the property's appraised fair market value of \$430,000; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

November 14, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased.

Agency staff proposes using the storefront at 5641 Atlantic Avenue as an auxiliary City office in the North Long Beach Redevelopment Project Area. The Agency will partner with the Neighborhood Services Bureau, Economic Development Bureau and other City departments, and existing staff would support the office on an "as needed" basis. The office would provide support to North Long Beach businesses and residents.

The Agency will adopt the storefront at 5643 Atlantic Avenue, and in the future, the entire building can be sold to another owner with quality tenants to help stabilize this critical retail corridor.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their October 27, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles. Rick Auerbach, Assessor

DELV SEC
S-23-6
950917
48030702000015001-26

2005

ATLANTIC C. S. 8572-1. AVE

SOUTH C. 58 1800-3 ST

Exhibit A

Site Map

CODE
4982

TRACT NO. 5965

All 800 series parcels on this page are assigned to the Redevelopment Agency of the City of Long Beach, unless otherwise noted.

FOR PREV. ASSAULT. SEE: 1870-7

ADDRESSOR'S MAP
COURTY OF LOS ANGELES, CALIF

Exhibit B
5641 - 43 Atlantic Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

December 4, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach

California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5645 Atlantic Avenue for a purchase price of \$520,000 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5645 Atlantic Avenue (APN 7127-007-023) is located within this area (Exhibit A). This parcel has 4,100 square feet of land. The commercial building on this property has 3,688 square feet and is occupied by a retail establishment (Exhibit B). The tenant will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Richard L. Garrett Trust owns the property;
- The property was appraised at \$520,000 by Lidgard & Associates in an appraisal report dated August 25, 2006;
- The Agency's purchase price for the property will be \$520,000; and
- This is a voluntary sale, avoiding eminent domain.

December 4, 2006

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. The land will be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area.

Funds are available for this acquisition in the FY 2007 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their November 27, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.

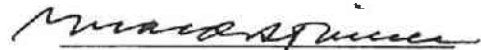
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

PHW:CAB:AES:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Exhibit A

Site Map

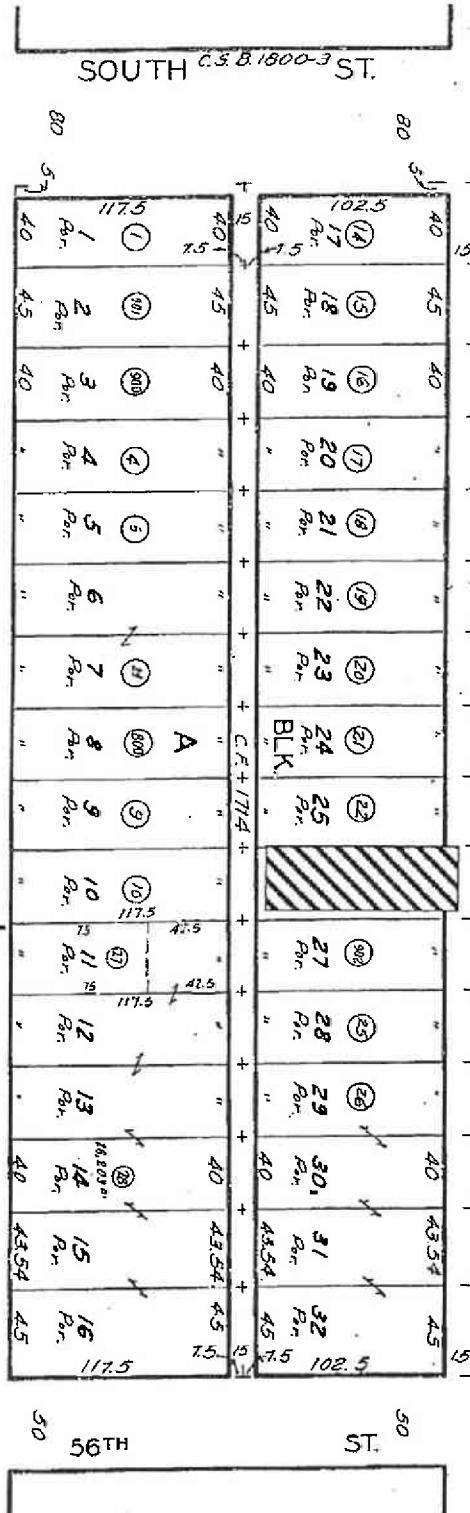
7127 7
SCALE 1" = 60'

2007

ATLANTIC

C. S. 8572-1.

AVE.



LINDEN

57TH ST

NORTON

AVE.

56TH ST

CODE
4992

TRACT NO. 5965

M. B. 62-61-62

All 900 series parcels on this page are assessed to the Redevelopment Agency of the City of Long Beach, unless otherwise noted.

FOR FURTHER ASSESSMENT SEE: 1870-7

ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

REMOVED
5-28-61
960917
2005012812100000-26
2005012812100000-26
2005012812100000-26

Exhibit B
5645 Atlantic Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

December 4, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5647-49 Atlantic Avenue for a purchase price of \$621,500 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5647-49 Atlantic Avenue (APN 7127-007-022) is located within this area (Exhibit A). This parcel has 4,100 square feet of land. The commercial building on this property has 3,630 square feet and is occupied by two retail establishments (Exhibit B). The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Dale B. Kindermann owns the property;
- The property was appraised at \$565,000 by Lidgard & Associates in an appraisal report dated October 6, 2006;
- The Agency's purchase price for the property will be \$621,500. This is within ten percent of the property's appraised fair market value of \$565,000; and
- This is a voluntary sale, avoiding eminent domain.

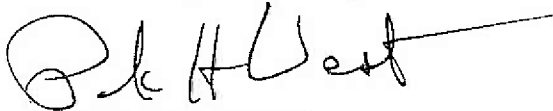
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. The land will be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area.

Funds are available for this acquisition in the FY 2007 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their November 27, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

PHW:CAB:AES:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Site Map

7127	7
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SCALE 1" = 60'

200

ATLANTIC

C. 5. 8572-1.

AVE.

REVISED
5-25-61
9105/30600000-10
960917
2006012801016001-26
200506012937003001-26
200604/910010001-26

SOUTH C.S.B. 1800-3 ST.

LINDEN

57 TH
ST

NORTON
ST.
AVE.

56TH

CODE
4092

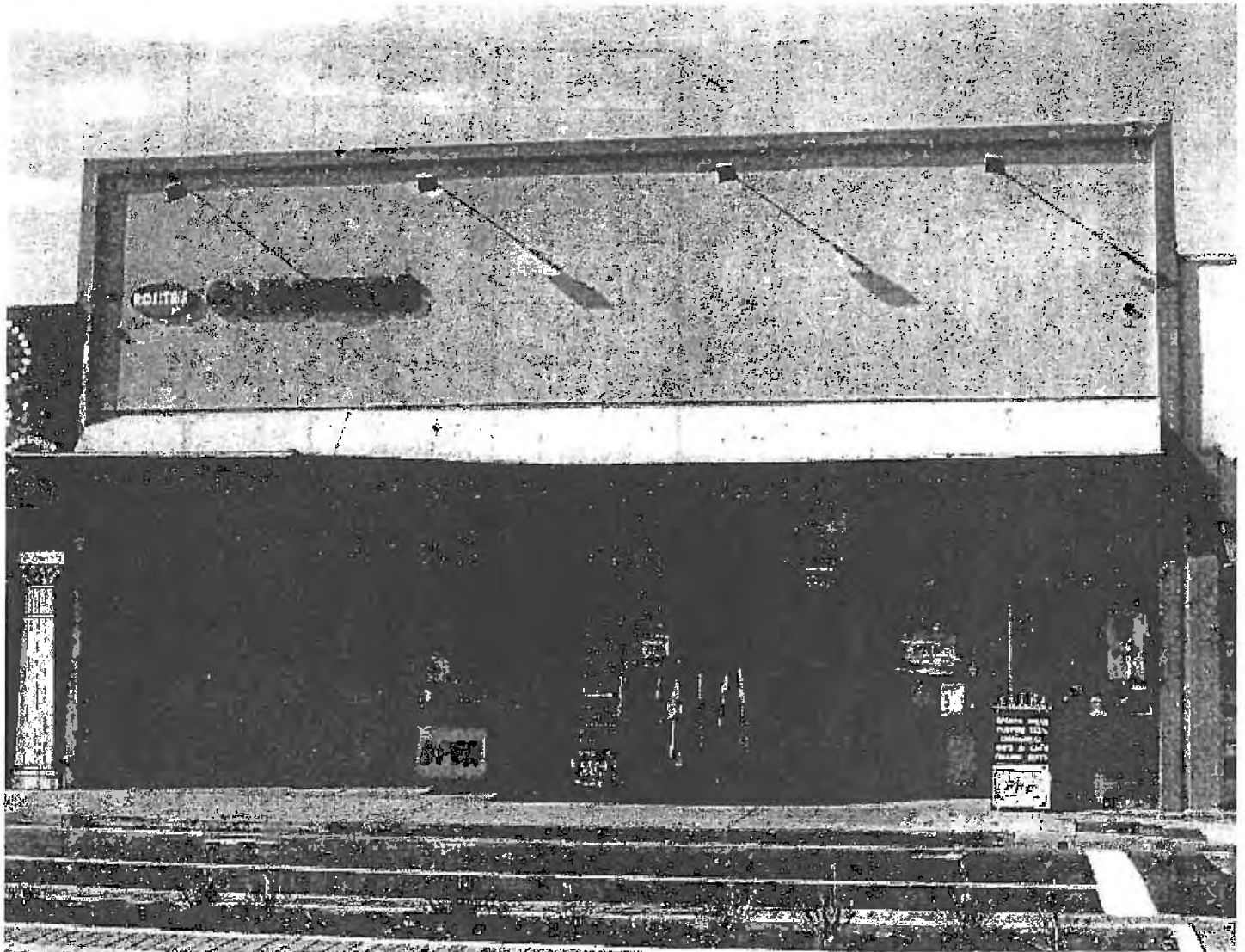
TRACT NO. 5965
M. B. 62-61-62

All 900 series parcels on this page are assessed to the Redevelopment Agency of the City of Long Beach, unless otherwise noted.

FOR RPT. ASST. SEE: 1870-7

ASSLSON S WAL
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5647 - 49 Atlantic Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

March 5, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5661 Atlantic Avenue for a purchase price of \$555,000 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5661 Atlantic Avenue (APN 7127-007-020) is within this area (Exhibit A). This parcel has 4,100 square feet of land and a 3,973 square foot commercial building occupied by a retail establishment (Exhibit B). Lidgard & Associates appraised the property at \$555,000 in an appraisal report dated January 15, 2007. The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency for the appraised value. The tenant will be relocated and compensated according to state relocation law.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff is recommending acquisition. The land may be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area.

Funds are available for this acquisition in the FY 2007 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their February 22, 2007 meeting.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 5, 2007

Page 2

SUGGESTED ACTION:

Approve recommendation.

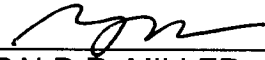
Respectfully submitted,



For PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:AES:mp

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

EXHIBIT A
5661 ATLANTIC AVENUE

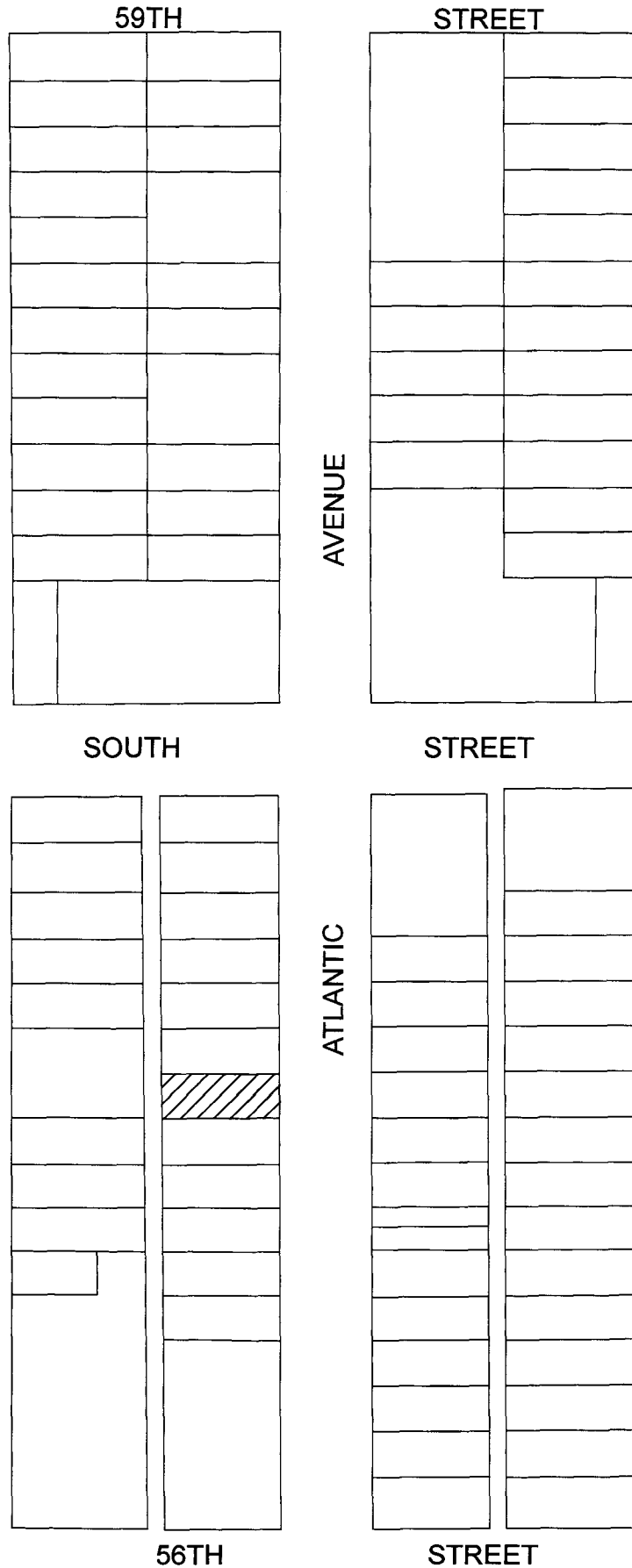


EXHIBIT B

5661 Atlantic Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

February 5, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5701 Atlantic Avenue for a purchase price of \$405,000 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5701 Atlantic Avenue (APN 7127-007-019) is located within this area (Exhibit A). This parcel has 4,100 square feet of land. The commercial building on this property has 2,382 square feet and is occupied by a retail establishment (Exhibit B). Lidgard & Associates appraised the property at \$405,000 in an appraisal report dated October 3, 2006. The tenant will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Long Beach Redevelopment Agency (Agency).

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. The land will be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area.

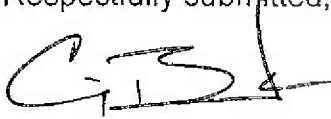
Funds are available for this acquisition in the FY 2007 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their January 25, 2007 meeting.

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



For PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:AES:aes

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Exhibit A

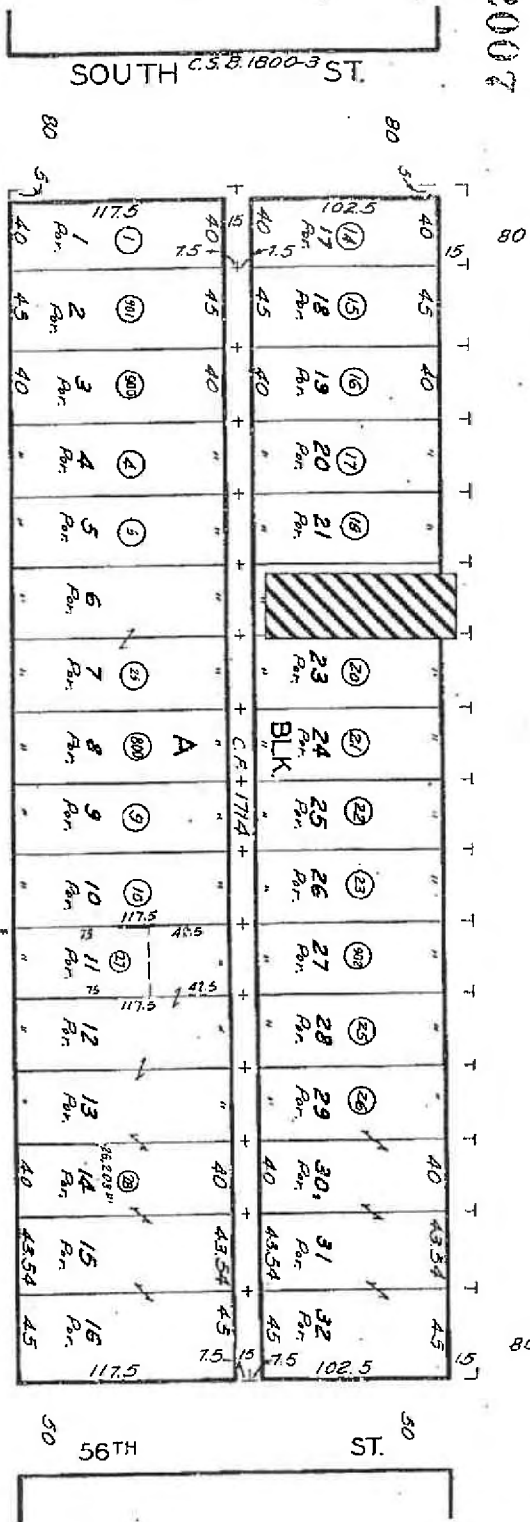
7127 7
SCALE 1" = 60'

2007

ATLANTIC

C. S. 8572-1.

AVE.



CODE
4982

TRACT NO. 5965
M. B. 62-61-62

All 500 series parcels on this page are assessed to the Redevelopment Agency of the City of Long Beach, unless otherwise noted.

FOR PREP. ASSWT. SEE: 1870-7

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REVI. S&D
5-23-61
918720500000-10
962917
20060228000000-26
2005551287000000-26
20050428000000-26

Exhibit B
5701 Atlantic Avenue



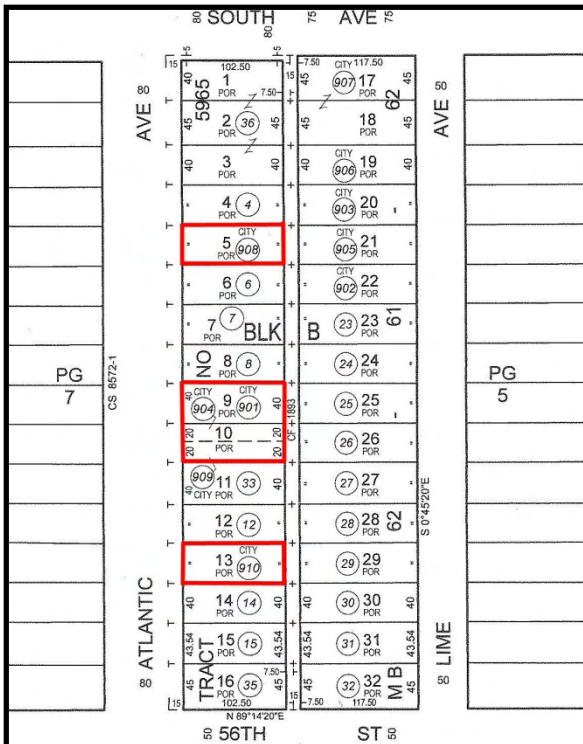
227-231).

5616 - 5708 Atlantic Avenue



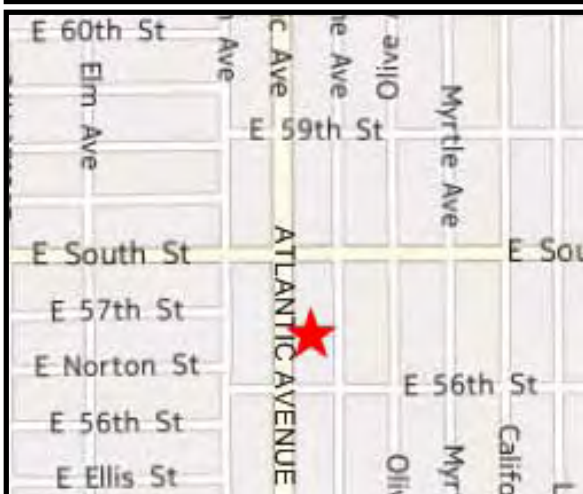
Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	5616-5708 Atlantic Avenue
Assessor ID Number(s):	7127-006-901, -904, -908, -909, & -910
Lot Size (SF):	16,400
Zoning:	LBCNP
Council District:	8
Strategic Plan:	North Long Beach Strategic Guide for Redevelopment & North Village Plan/EIR



In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment as a Target Site for potential new development related to the creation of a strong Village Center in North Long Beach. The vision of the Guide is for the area around the intersection of Atlantic Avenue and South Street be developed as the principal neighborhood center/town center for North Long Beach. Pedestrian-oriented retail uses would be expanded along street frontages, streetscape and parking improvements would be implemented, and public uses, arts and cultural facilities and pocket parks be developed as appropriate. The properties located along Atlantic Avenue were acquired as part of the North Village Project and development options were being considered at the time of dissolution. It is our intention to offer these parcels for sale to adjacent property owners, current tenants or buyers who will utilize the properties for uses consistent with the North Village Plan.

**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





Building A Better Long Beach

Item 1

June 2, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5616-18 Atlantic Avenue for \$580,000 plus closing costs and increase appropriations for the North Long Beach Redevelopment Project Area (RD 230). (North – District 8)

DISCUSSION

The two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The property located at 5616-18 Atlantic Avenue (Property) (Exhibit A – Site Map) is within this area.

The Property has approximately 4,100 square feet of land improved with two retail storefronts, with a combined size of 3,132 square feet (Exhibit B – Site Photograph). An independent appraisal was conducted and the fair market value was determined to be \$580,000, with a date of value of March 10, 2008. The tenants will be relocated according to state relocation law.

Since the Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Atlantic Avenue corridor as outlined in the Strategic Guide, Redevelopment Agency staff is recommending acquisition. The long-term re-use of the Property is for future commercial development.

REDEVELOPMENT AGENCY BOARD MEMBERS

June 2, 2008

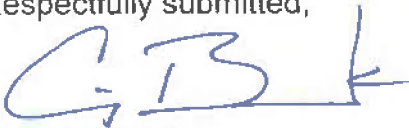
Page 2

The acquisition of the Property was presented to the North Long Beach Project Area Committee (NPAC) at its May 22, 2008 meeting. The NPAC approved a recommendation to acquire the Property. The funds to acquire this Property are available; an appropriation increase to the North Long Beach Redevelopment Project Area FY 2008 budget that is equal to the purchase price and closing costs is requested.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

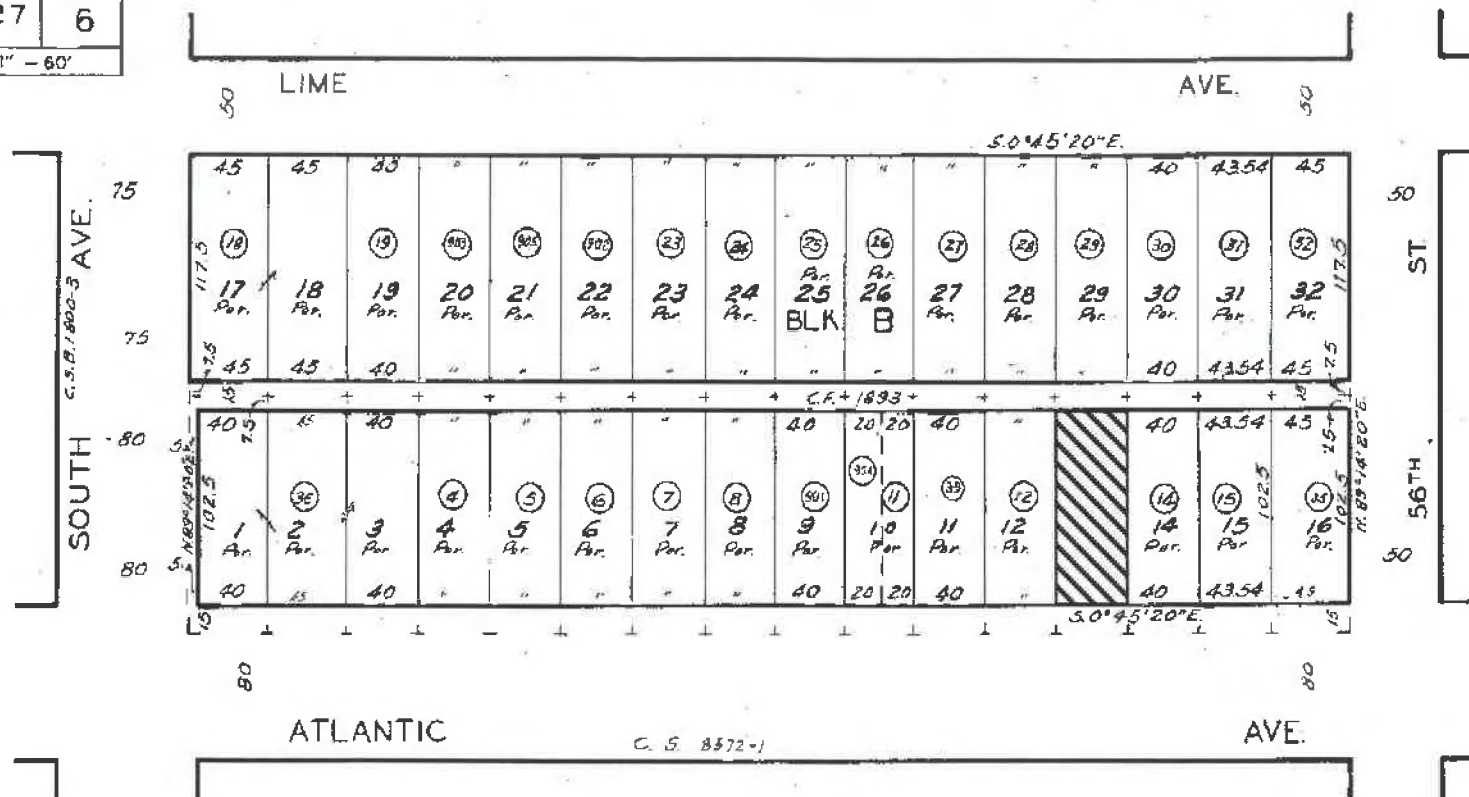
CRAIG BECK
EXECUTIVE DIRECTOR

CB:LAF:AES:snb

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

EXHIBIT A

7127 6
SCALE 1" = 60'



21

Exhibit B
Site Photograph





Building A Better Long Beach

Item 2

April 21, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5640 Atlantic Avenue for \$345,000 plus closing costs. (North – District 8)

DISCUSSION

The two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The property located at 5640 Atlantic Avenue (APN 7127-006-011) (Property) is within this area (Exhibit A – Site Map).

The Property is approximately 2,050 square feet of land improved with an 820-square-foot commercial retail building occupied by two commercial retail uses (Exhibit B – Site Photograph). An independent appraisal was conducted and determined the fair market value to be \$325,000 with a date of value of January 2, 2008. The purchase price of \$345,000 is a full and complete settlement including relocation assistance.

Since the Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, Redevelopment Agency staff is recommending acquisition. The long-term re-use of the site is for future commercial development.

The acquisition of the Property was presented to the North Long Beach Project Area Committee (NPAC) at its March 27, 2008, meeting. The NPAC approved a recommendation to acquire the Property. The funds to acquire this Property are available in the North Long Beach Project Area FY 2008 budget.

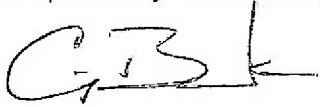
April 21, 2008

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:DSW:AES:aes

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit A

7127 6
SCALE 1" = 60'

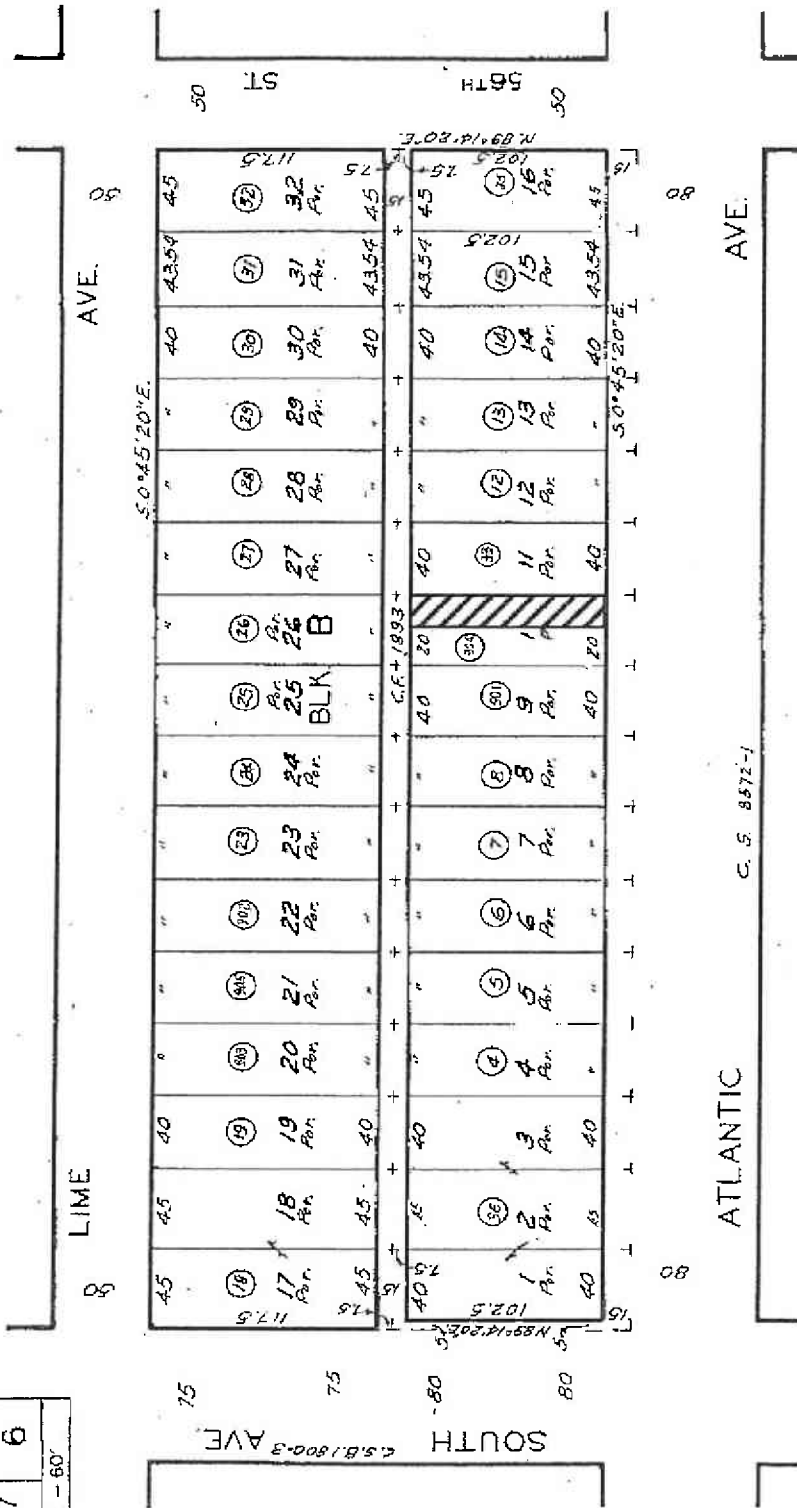


Exhibit B

5640 Atlantic Avenue





LONG BEACH REDEVELOPMENT AGENCY

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

May 8, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5644 Atlantic Avenue for a purchase price of \$365,000 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5644 Atlantic Avenue (APN 7127-006-010) is located within this area (Exhibit A). This parcel has 2,050 square feet of land. The commercial building on this property has 1,504 square feet and is occupied by the property owner with a commercial use, Dr. Reynolds Optometry (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Robert A. and Krisztinna G. Reynolds own the property;
- The property was originally appraised at \$340,000 by Lidgard & Associates in an appraisal report dated March 17, 2006;
- The Agency's purchase price for the property will be \$365,000 or \$242 per square foot. This is within eight percent of the property's appraised fair market value of \$340,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation costs will be incurred as this is an all inclusive settlement.

May 8, 2006

Page 2

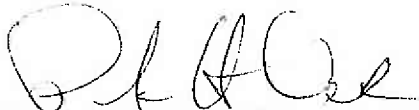
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. The land will be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their April 27, 2006 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:AES:aes


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles, Rick Auerbach, Assessor

7127 6
SCALE 1" = 60'

2006

LIME

AVE.

50'45"20"E

56TH

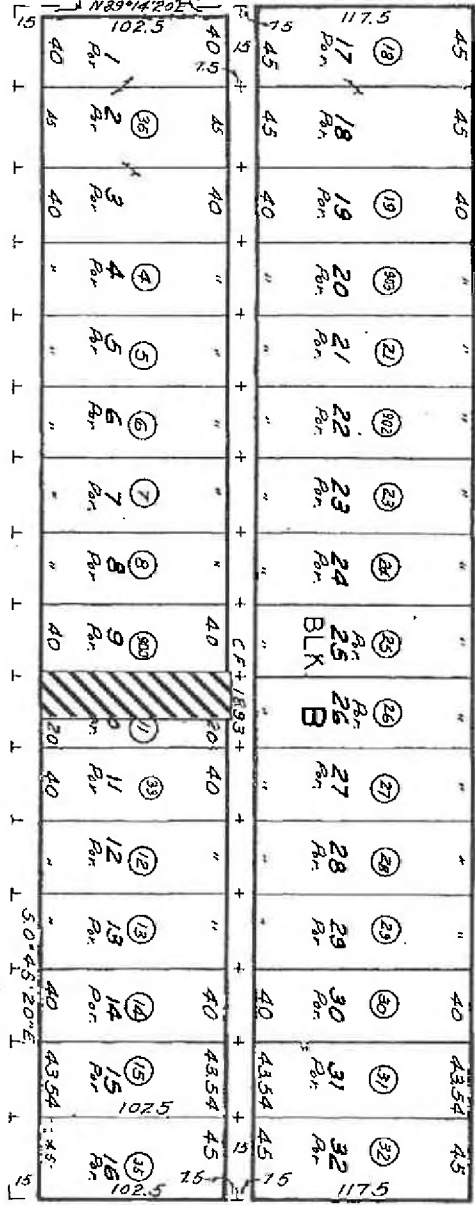
ST.

SOUTH AVE.

ATLANTIC

C. S. 8572-1

AVE.



CODE
4992

TRACT NO. 5965
M. B. 62-61-62

All 900 series parcels on this page are assessed
to the Redevelopment Agency of the City of Long
Beach, unless otherwise noted.

FOR PREV. ASSMT. SEE 1870-6

ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

439-66 REVISED
670103 3/18/57
5/12/61E
2/10/65E
20050228 0301000-10
20050228 0301000-10
200602060002001-10

Exhibit B
5644 Atlantic Avenue





Date: September 13, 2004
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5648 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 8)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5648 Atlantic Avenue for a purchase price of \$285,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5648 Atlantic Avenue (APN 7127-006-009) is located within this area (Exhibit A). This parcel has 4,120 square feet of land, and the single family residential building on this property is currently vacant (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Mr. Tung Nguyen, who is represented by Ana Real Estate, owns the property. Mr. Nguyen purchased the property for \$276,000 on June 17, 2004;
- The property was originally appraised at \$261,000 by R.P. Laurain & Associates, in an appraisal report dated April 19, 2004;
- The Agency's purchase price for the property will be \$285,000 or \$69.17 per square foot. This is within three percent of the most recent sale price;
- This is a voluntary sale, avoiding eminent domain; and
- The building on the property is currently vacant and no relocation costs will be necessary.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased.

If authorized, acquisition of this residential property will benefit the off-street parking challenges in the retail-oriented Village Center. It could be used to provide a circular loop of parking surrounding the most successful Village Center restaurant, SuperMex. Presently, the northern side of the restaurant has a one-way drive aisle with diagonal parking. Circulation is from Atlantic east to an existing north-south alley. The proposed acquisition could allow for the opportunity to provide an additional drive aisle with diagonal parking on the southern side of the restaurant. By completing a circular loop, ingress and egress circulation would be much improved. The additional parking could also be shared by neighboring retail tenants.

Funds are available for this acquisition in the FY 2004 budget for North Long Beach. The North Project Area Committee (PAC) found that acquisition of the parcel was consistent with the PAC's adopted land acquisition policy and recommends that the Agency acquire the site.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5648 Atlantic Avenue for a purchase price of \$285,000 plus closing costs.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

MSF:BAK:aes

Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit A SITE MAP

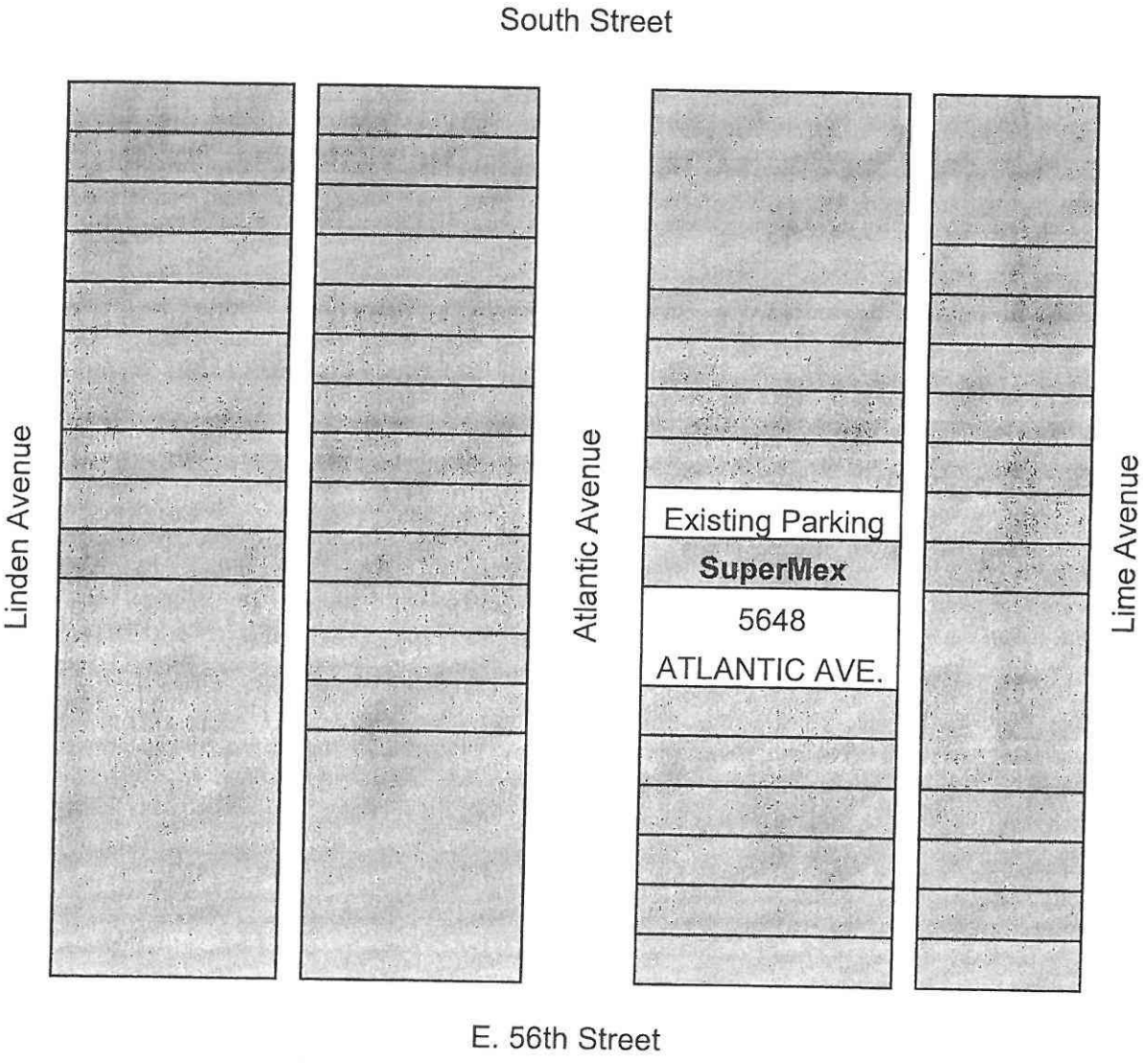
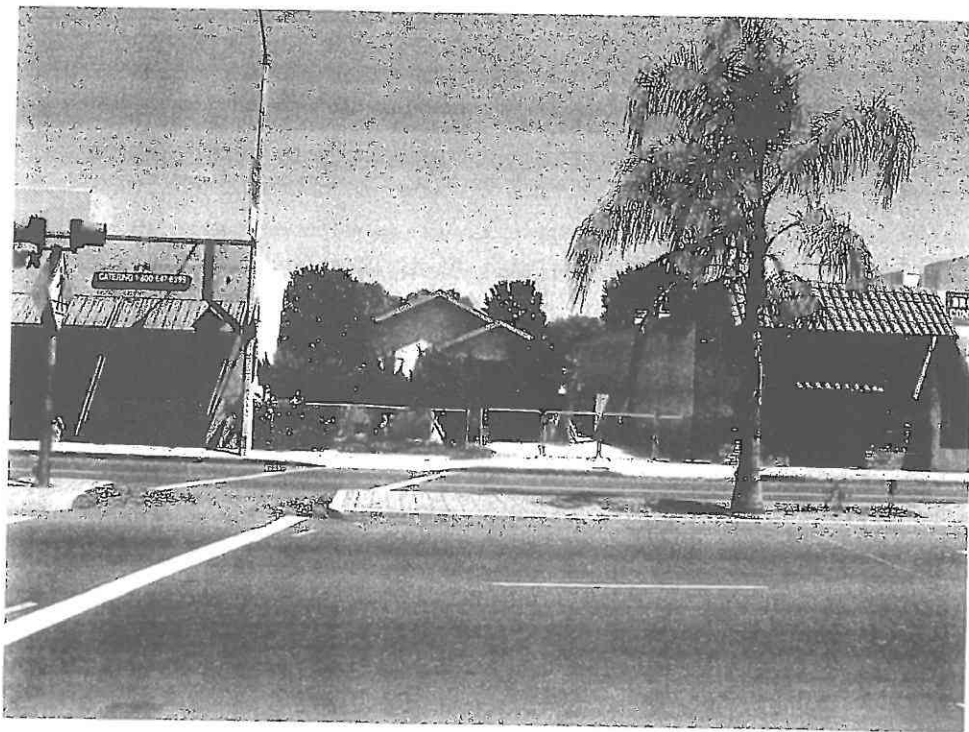


Exhibit B

5648 Atlantic Avenue





Building A Better Long Beach

Item 2

June 2, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5708-10 Atlantic Avenue for \$525,000 plus closing costs and increase appropriations for the North Long Beach Redevelopment Project Area (RD 230). (North – District 8)

DISCUSSION

The two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The property located at 5708-10 Atlantic Avenue (Property) (Exhibit A – Site Map) is within this area.

The Property has approximately 4,100 square feet of land improved with two retail storefronts, with a combined size of 2,348 square feet (Exhibit B – Site Photograph). An independent appraisal was conducted and the fair market value was determined to be \$500,000, with a date of value of July 13, 2007. The tenants will be relocated according to state relocation law.

Since the Property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Atlantic Avenue corridor as outlined in the Strategic Guide, Redevelopment Agency staff is recommending acquisition. The long-term re-use of the Property is for future commercial development.

REDEVELOPMENT AGENCY BOARD MEMBERS

June 2, 2008

Page 2

The acquisition of the Property was presented to the North Long Beach Project Area Committee (NPAC) at its May 22, 2008 meeting. The NPAC approved a recommendation to acquire the Property. The funds to acquire this Property are available; an appropriation increase to the North Long Beach Redevelopment Project Area FY 2008 budget that is equal to the purchase price and closing costs is requested.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a stylized flourish at the end.

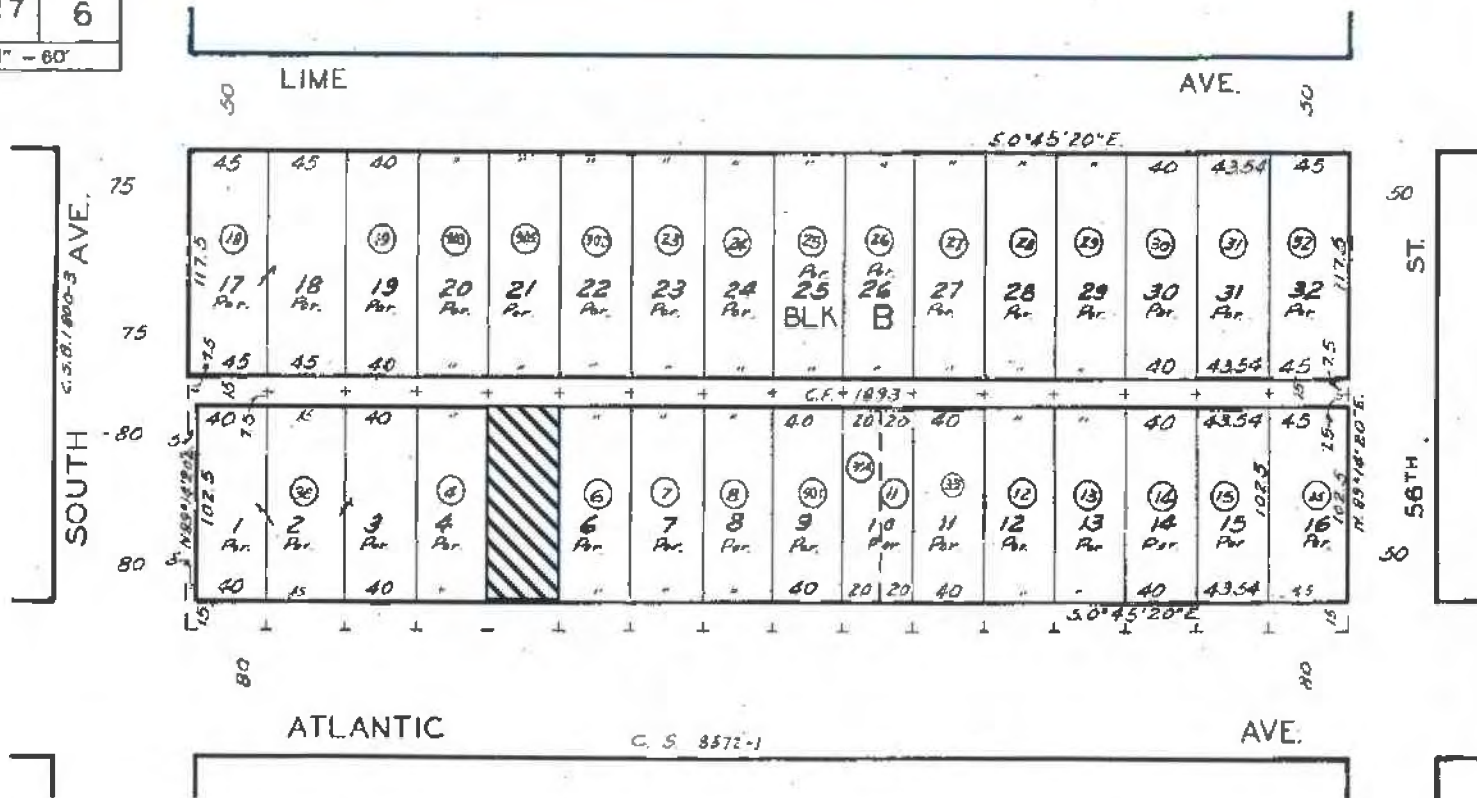
CRAIG BECK
EXECUTIVE DIRECTOR

CB:LAF:AES:snb

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

EXHIBIT A

7127 6
SCALE 1" = 80'



21

Exhibit B
Site Photograph



232).

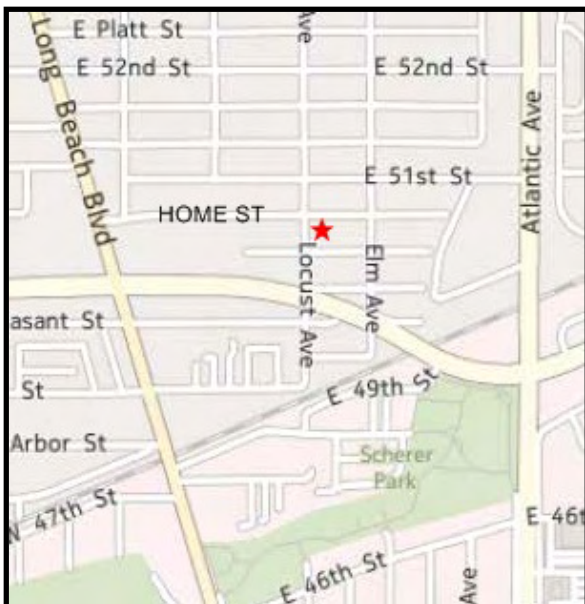
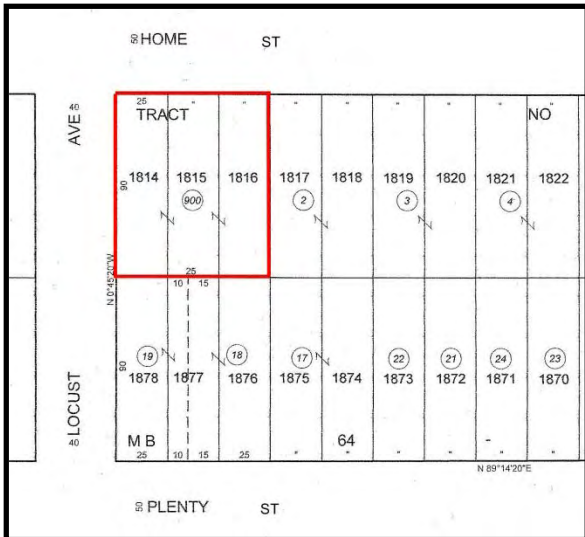
306 E. Home Street



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	306 E. Home Street
Assessor ID Number(s):	7131-036-900
Lot Size (SF):	6,750
Zoning:	LBR1N
Council District:	8
Strategic Plan:	North Long Beach Redevelopment Plan

The goals of the North Long Beach Project Area Redevelopment Plan (Plan) include improving the quality of life for North Long Beach residents through the replanning, redesign, and development of properties that are stagnant or improperly utilized, eliminating blighting influences, and correcting environmental deficiencies. The former Redevelopment Agency acquired the property located at 306 E. Home Street to remove a blighting influence in the surrounding community. It is our intention to offer the property for sale to adjacent property owners or buyers who will utilize the property for uses consistent with the Redevelopment Plan. In the alternative, the property may be conveyed to the City's wholly owned non profit housing corporation, the Long Beach Housing Development Company.



**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





LONG BEACH REDEVELOPMENT AGENCY

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

May 21, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 306 E. Home Street for \$495,000 plus closing and relocation costs. (North – District 8)

DISCUSSION

The property located at 306 E. Home Street (APN 7131-036-001) is zoned residential and contains approximately 6,750 square feet of land, a vacant 1,120 square foot commercial retail building, and a 652 square foot single family residence currently occupied by a tenant (Exhibit A – Site Map). This building is frequently tagged with graffiti and has a blighting influence on the surrounding community.

Lidgard & Associates appraised the property at \$450,000 in an appraisal report dated April 13, 2007. The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency. The tenant will be relocated according to state relocation law.

Since the property can be purchased for fair market value without the use of eminent domain, staff is recommending acquisition. On March 22, 2007, the North Project Area Committee recommended acquisition of this property.

Sufficient funding is budgeted for this activity.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:LAM:lm

APPROVED:

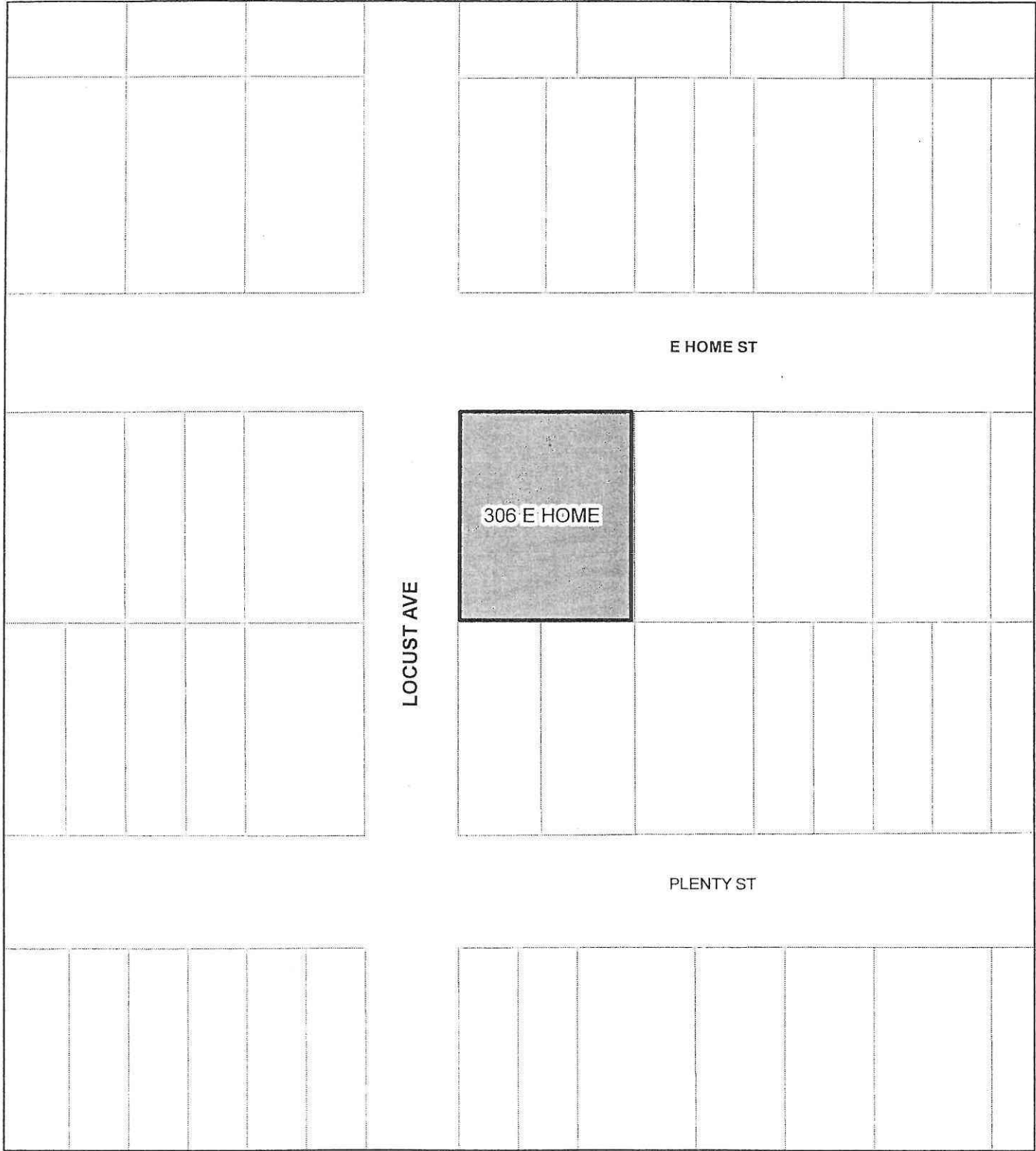

GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map

Exhibit A

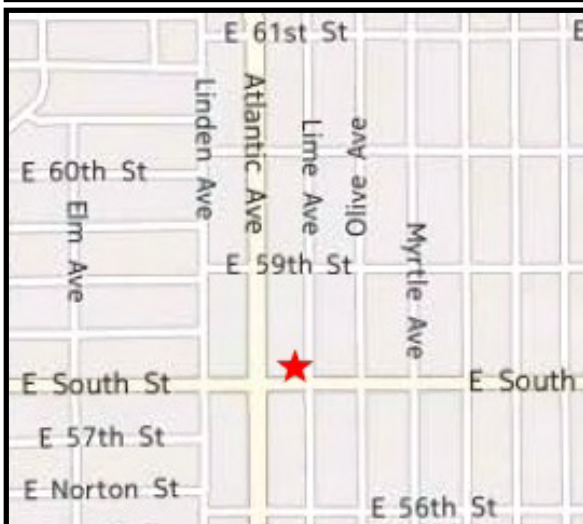
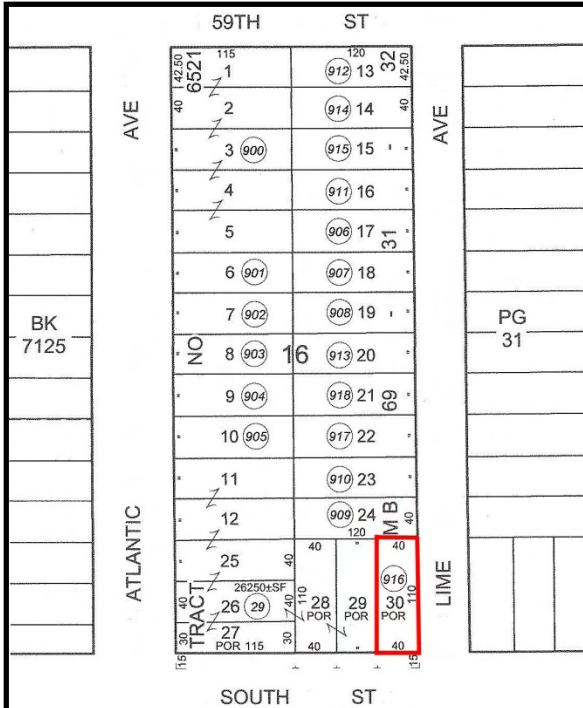


Site Map
306 E Home Street



232).

635 E. South Street



Parcel Data:

Property Type:	Commercial
Permissible Use:	Sale of Property
Property Address:	635 E. South Street
Assessor ID Number(s):	7124-032-916
Lot Size (SF):	4,400
Zoning:	LBCCA
Council District:	9
Strategic Plan:	North Long Beach Strategic Guide for Redevelopment & North Village Plan/EIR

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment as a Target Site for potential new development related to the creation of a strong Village Center in North Long Beach. The vision of the Guide is for the area around the intersection of Atlantic Avenue and South Street be developed as the principal neighborhood center/town center for North Long Beach. Pedestrian-oriented retail uses would be expanded along street frontages, streetscape and parking improvements would be implemented, and public uses, arts and cultural facilities and pocket parks be developed as appropriate. The goal of developing a Village Center is to create a definable, unique center for North Long Beach to serve as the focal point for neighborhood identity and activity. The property located at 635 E. South Street was acquired as part of the North Village Project and development options were being considered at the time of dissolution. This property will be offered for sale to the adjacent property owner or current tenant.

**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





LONG BEACH REDEVELOPMENT AGENCY

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

March 13, 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 5709-5711 Lime Avenue, APN 7127-006-021; 5721-5723 Lime Avenue, APN 7217-006-019; 5837 Lime Avenue, APN 7124-032-018; 5841-5843 Lime Avenue, APN 7124-032-017; 635 East South Street, APN 7124-032-028, including land, improvements and fixtures and equipment; (North – Districts 8, 9)

DISCUSSION

The Redevelopment Plan for the North Long Beach Redevelopment Project Area (Project Area) was adopted on July 16, 1996. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and 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 which are stagnant or improperly utilized.

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 demolition or removal of certain buildings and improvements.
- The disposition of property for uses in accordance with the Redevelopment Plan.

If it is in the public interest and is necessary in order to eliminate conditions requiring redevelopment and in order to implement the goals of the Redevelopment Plan, the

Agency may exercise its power of eminent domain to acquire real property in the Project Area.

Property Information (Exhibit A – Site Map)

The property located at 5709-5711 Lime Avenue, APN 7127-006-021, contains approximately 4,700 square feet of land, a tenant occupied single-family residence, and a second residence, which is owner occupied, above a double garage.

The property located at 5721-5723 Lime Avenue, APN 7217-006-019, contains approximately 4,700 square feet of land, a tenant occupied single-family residence, and a second tenant occupied residence above a double garage.

The property located at 5837 Lime Avenue, APN 7124-032-018, contains approximately 4,800 square feet of land, an owner-occupied single-family residence and a detached garage.

The property located at 5841-5843 Lime Avenue, APN 7124-032-017, contains approximately 4,800 square feet of land, a single-family residence and a second residence over a four-car garage.

The property located at 635 East South Street, APN 7124-032-028, contains approximately 4,400 square feet of land, and a single tenant commercial retail building occupied by a judo studio.

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 an independent appraiser, Lidgard and Associates, on December 22, 2005.

An offer to purchase the property at 5709-5711 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006, was submitted to the owner. The Fair Market Value of the land and improvements was \$670,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 5721 – 5723 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$800,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 13, 2006

Page 3

An offer to purchase the property at 5837 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$425,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 5841-5843 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$645,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 635 East South Street at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$410,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

Notices of the hearing on the Resolutions of Necessity were mailed on February 24, 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.

Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 5709-5711 Lime Avenue, 5721-5723 Lime Avenue, 5837 Lime Avenue, 5841-5843 Lime Avenue, and 635 East South Street are as follows:

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

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include replanning,

redesign, and assembly of property into parcels suitable for modern, integrated development.

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 North Long Beach Redevelopment Project Area. The assembly of land into parcels suitable 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 into parcels suitable for modern, integrated development is the proposed project. It is in the public interest to acquire the properties in order to assemble land into parcels suitable for modern, integrated development, allowing for future replanning, redesign and development of the properties.

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

The properties were appraised by an independent appraiser, Lidgard and Associates on December 22, 2005. Offers at Fair Market Value were presented to the property owners. The offers have been rejected by the property owners. Due to the refusal of the owners to accept the Agency's offer of just compensation based on the Fair Market Value, the properties cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

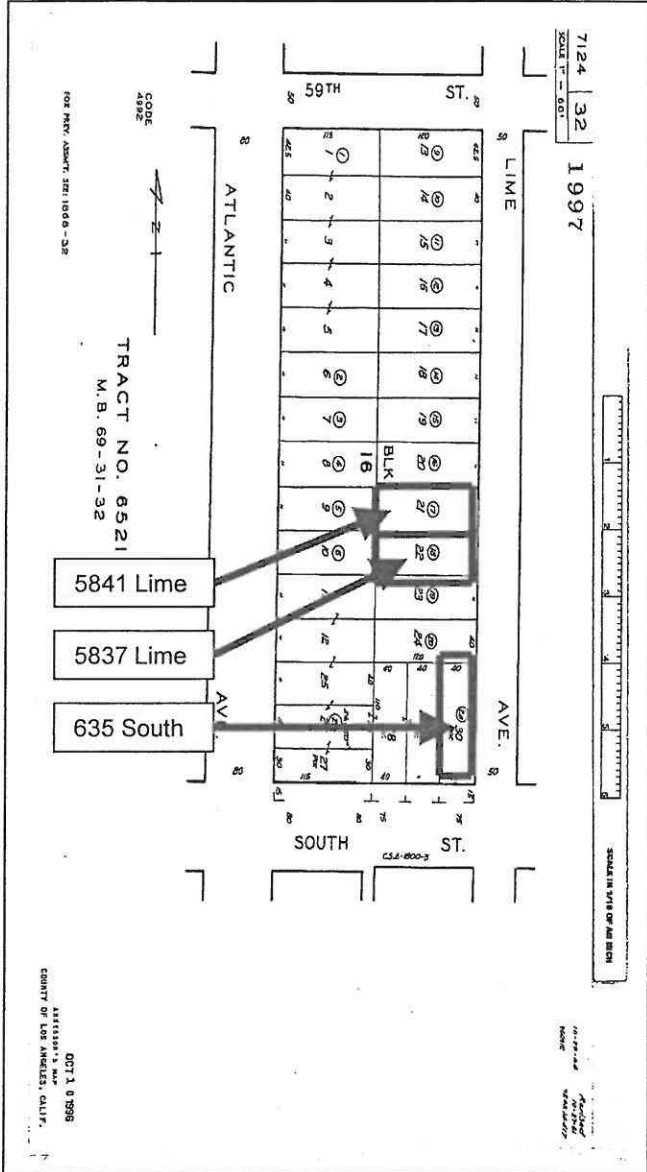
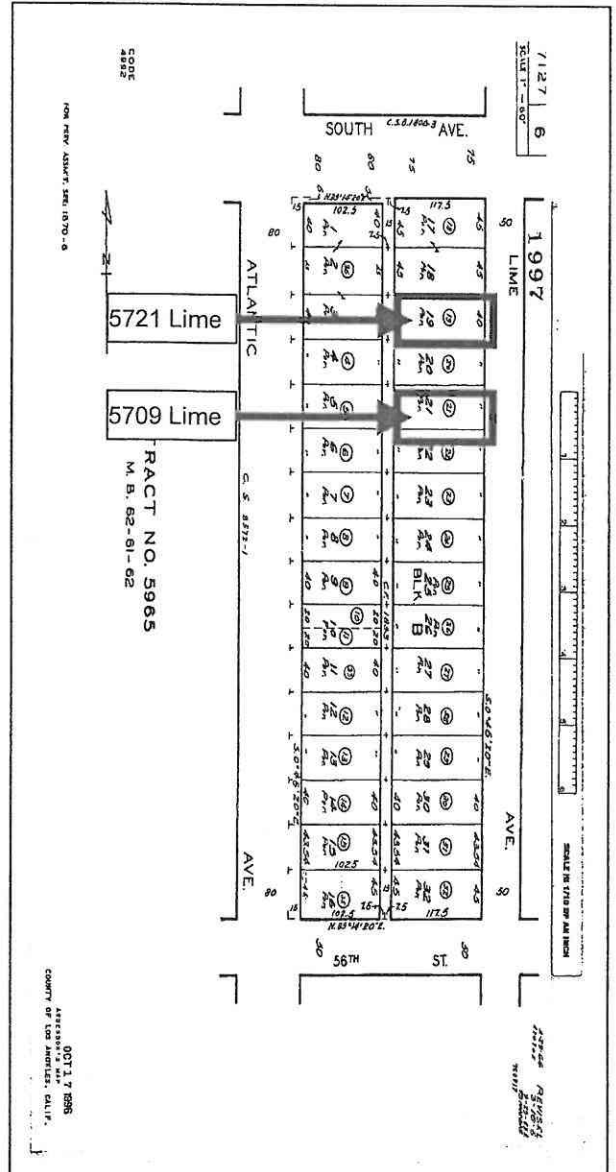
PHW:BAK:MPC



GERALD R. MILLER
CITY MANAGER

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

EXHIBIT A



North Village Center

Exhibit B

5709-5711 Lime Avenue



5721-5723 Lime Avenue



5837 Lime Avenue



5841-5843 Lime Avenue



635 E. South Street



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
(5709–5711 LIME AVENUE) WITHIN THE NORTH
VILLAGE 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 North Village 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 the real property located at 5709–5711 Lime Avenue, Long Beach,
California more particularly described as:

PORTION OF LOT 21, BLOCK B OF TRACT 5965 IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 62, PAGES 61 AND 62 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

Executive Director/Secretary

APPROVED:

Chair

HAM:fl
2/27/06
L:\APPS\CtyLaw32\WPDOCS\D023\PO04\00085977.WPD
#06-00939

EXHIBIT A

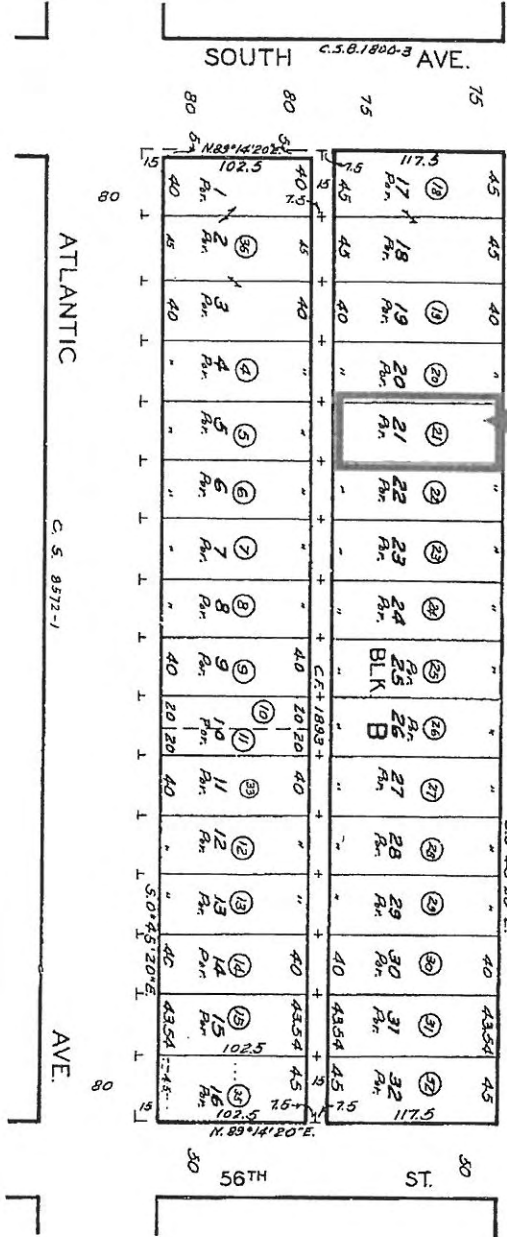
7/27/6
SCALE 1" = 60'

1997
LIME

5709-5711
Lime Street

SCALE IN 1/10 OF AN INCH

AVE. 9



CODE
4892

TRACT NO. 5965
M. B. 62-61-62

FOR PREP. ASSMT. SEE 1870-6

OCT 17 1956
ASSISTANT 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
(5721–5723 LIME AVENUE) WITHIN THE NORTH
VILLAGE 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 North Village 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 the real property located at 5721–5723 Lime Avenue, Long Beach,
California more particularly described as:

PORTION OF LOT 19, BLOCK B OF TRACT 5965 IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 62, PAGES 61 AND 62 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this ____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

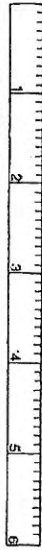
Chair

HAM:fl
2/27/06
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#06-00934

EXHIBIT A

7127 6
SCALE 1" = 80'

5721-5723
Lime St.

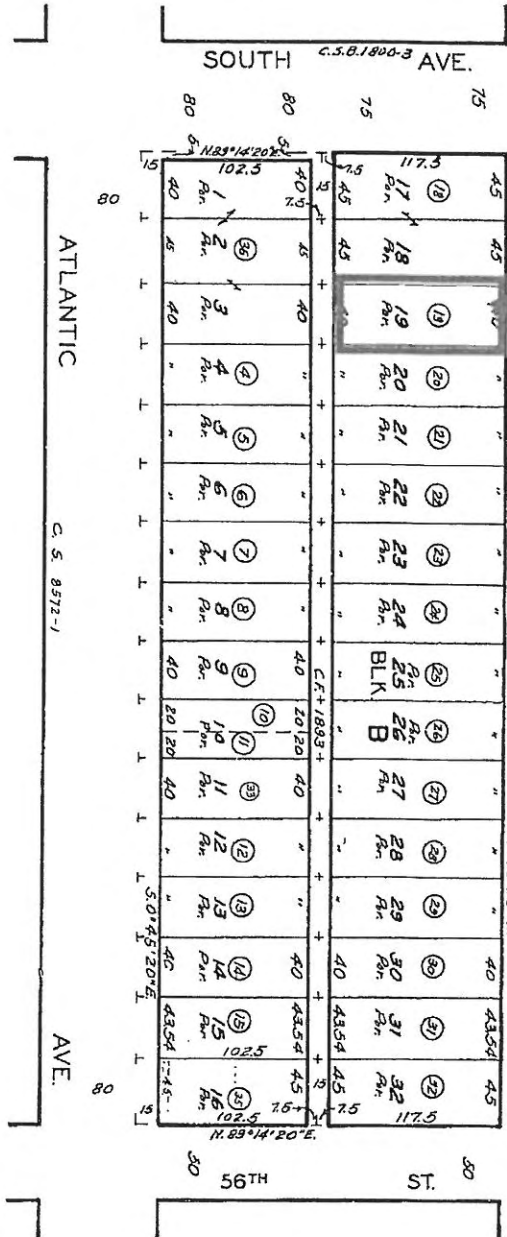


SCALE IN 1/10 OF AN INCH

1997
LIME

AVE.
8

4-29-66 REVISED
3-10-65
9-15-65
9-17-65



CODE
4892

TRACT NO. 5965
M. B. 62-61-62

FOR PREV. ASSM'T. SEE 1870-6

OCT 17 1966
ASSISTANT'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
(5837 LIME AVENUE) WITHIN THE NORTH VILLAGE
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 North Village 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 the real property located at 5837 Lime Avenue, Long Beach,
California more particularly described as:

LOT 22, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 69
PAGES 31 AND 32 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

Executive Director/Secretary

APPROVED:

Chair

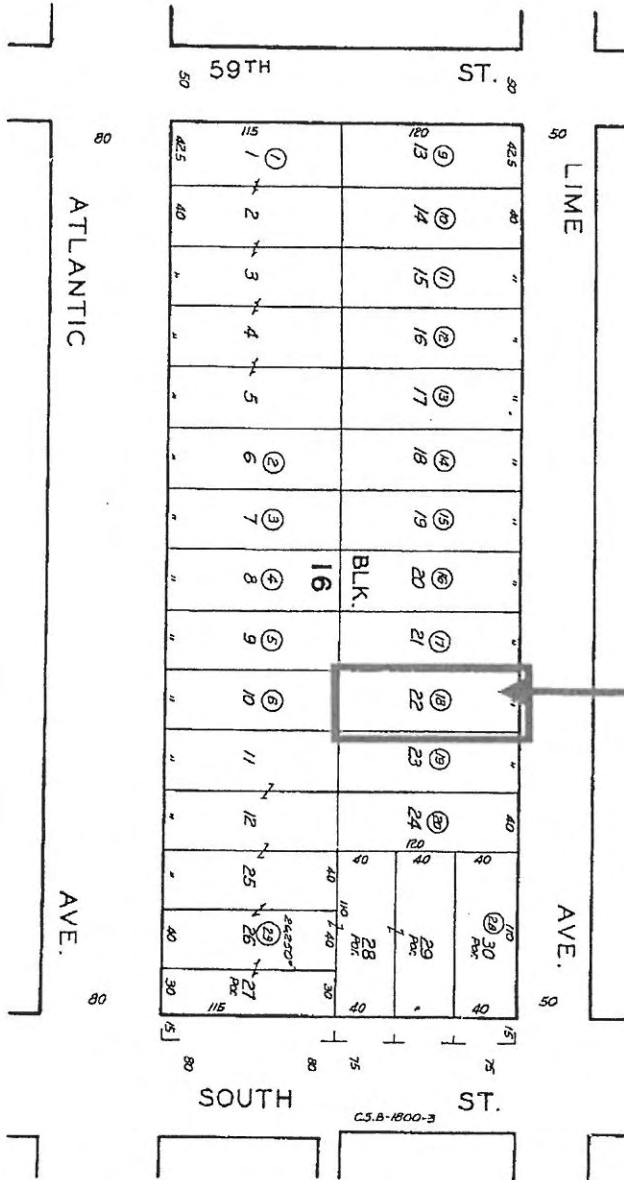
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#06-00935

EXHIBIT A

7124 32
SCALE 1" = 60'
1997

SCALE IN 1/16 OF AN INCH

5837 Lime Ave.



CODE
4392

TRACT NO. 6521
M.B. 69-31-32

FOR REY. ASSMT. SEE 1868-32

OCT 1 0 1936
ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

10-29-64
10-27-64
120214417

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
(5841–5843 LIME AVENUE) WITHIN THE NORTH
VILLAGE 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 North Village 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 the real property located at 5841–5843 Lime Avenue, Long Beach,
California more particularly described as:

LOT 21, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 69
PAGES 31 AND 32 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, FINDS, DETERMINES, DECLARES AND RESOLVES as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

Executive Director/Secretary

APPROVED:

Chair

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2/27/06
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#06-00937

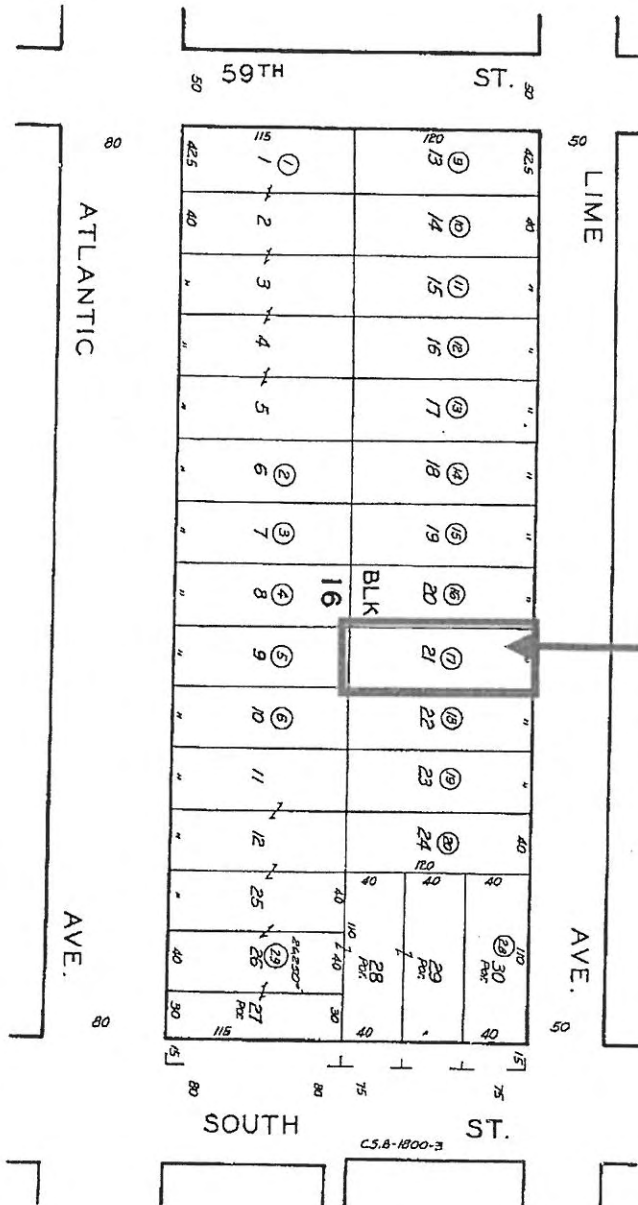
EXHIBIT A

7124 32 1997
SCALE 1" = 80'

5841-5843
Lime Ave.

SCALE IN 1/10 OF AN INCH

10-29-64
Revised
10-29-61
720214417



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASMT. SEE: 1868-32

OCT 1 0 1936
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
(635 EAST SOUTH STREET) WITHIN THE NORTH
VILLAGE 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 North Village 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 the real property located at 635 East South Street, Long Beach,
California more particularly described as:

LOT 30, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 69
PAGES 31 AND 32 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 has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent 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 to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, 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 the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

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

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

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

Executive Director/Secretary

APPROVED:

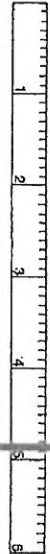
Chair

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2/27/06
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#06-00938

EXHIBIT A

7124 32 1997

SCALE 1" = 80'

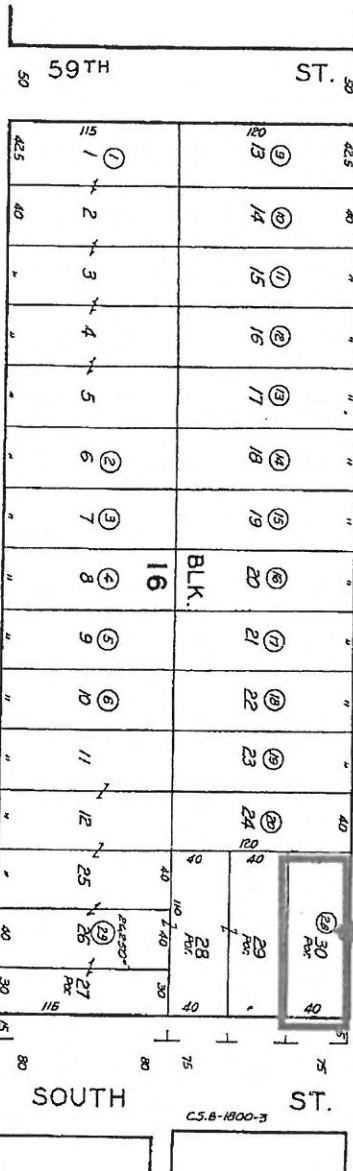


SCALE IN 1/16 OF AN INCH

635 E. South St.

LIME

AVE.



ATLANTIC

AVE.

SOUTH

ST.

CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREP. ASMT. SEE: 1866-32

OCT 1 0 1996
ASSISTANT'S MAP
COUNTY OF LOS ANGELES, CALIF.

10-29-64
10-29-64
7202/4417