



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

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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

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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

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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.

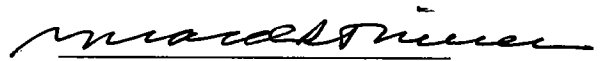
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

PHW:BAK:MPC



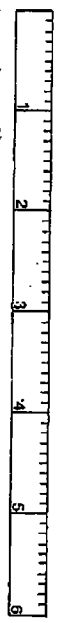
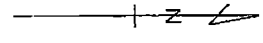
GERALD R. MILLER
CITY MANAGER

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

Exhibit A

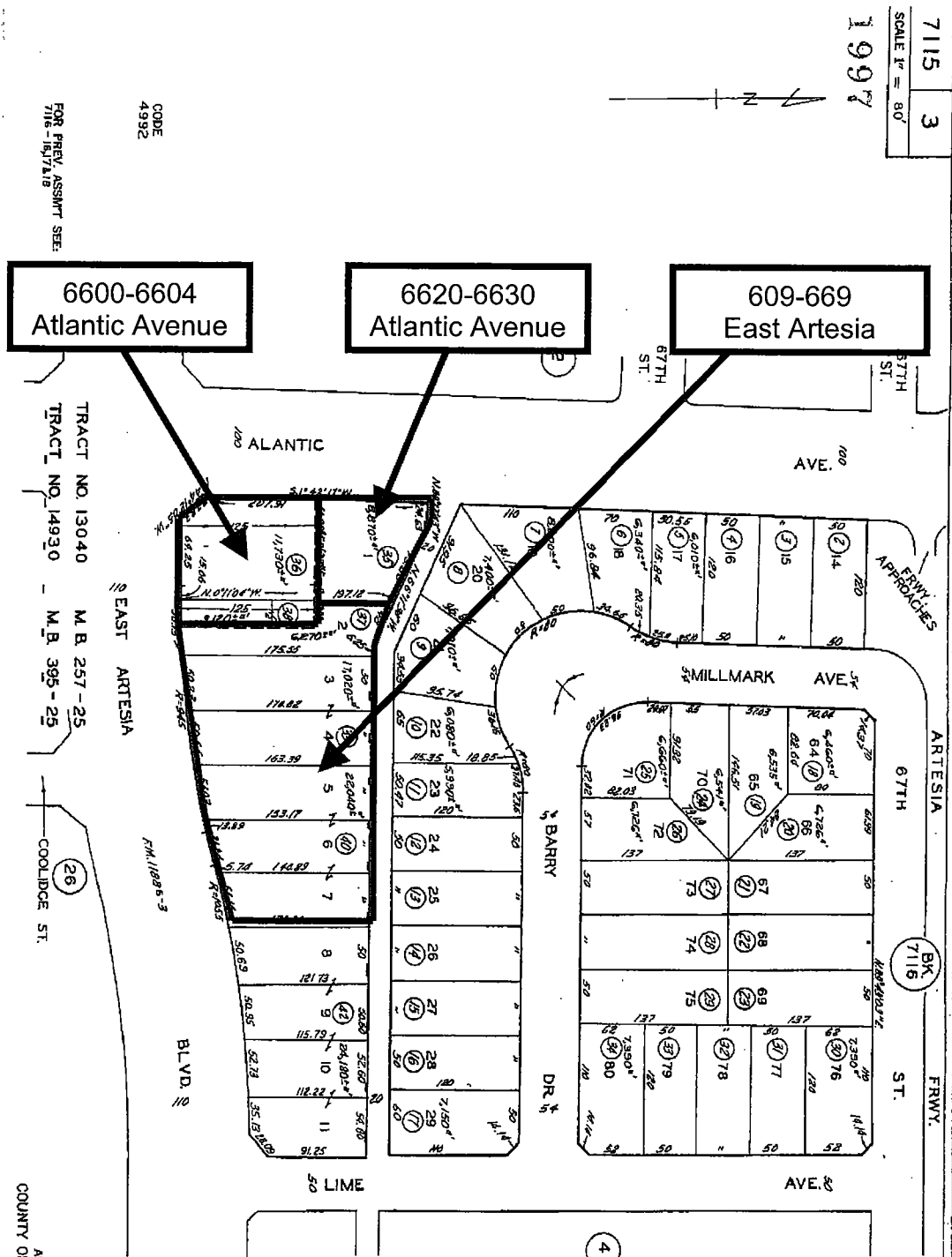
7115 3
SCALE 1" = 80'

1997



SCALE IN 1/16 OF AN INCH

6804 05 015
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900909 70022210



CODE
4992

FOR PREV. ASSWMT. SEE:
7115-15/7/11/12

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

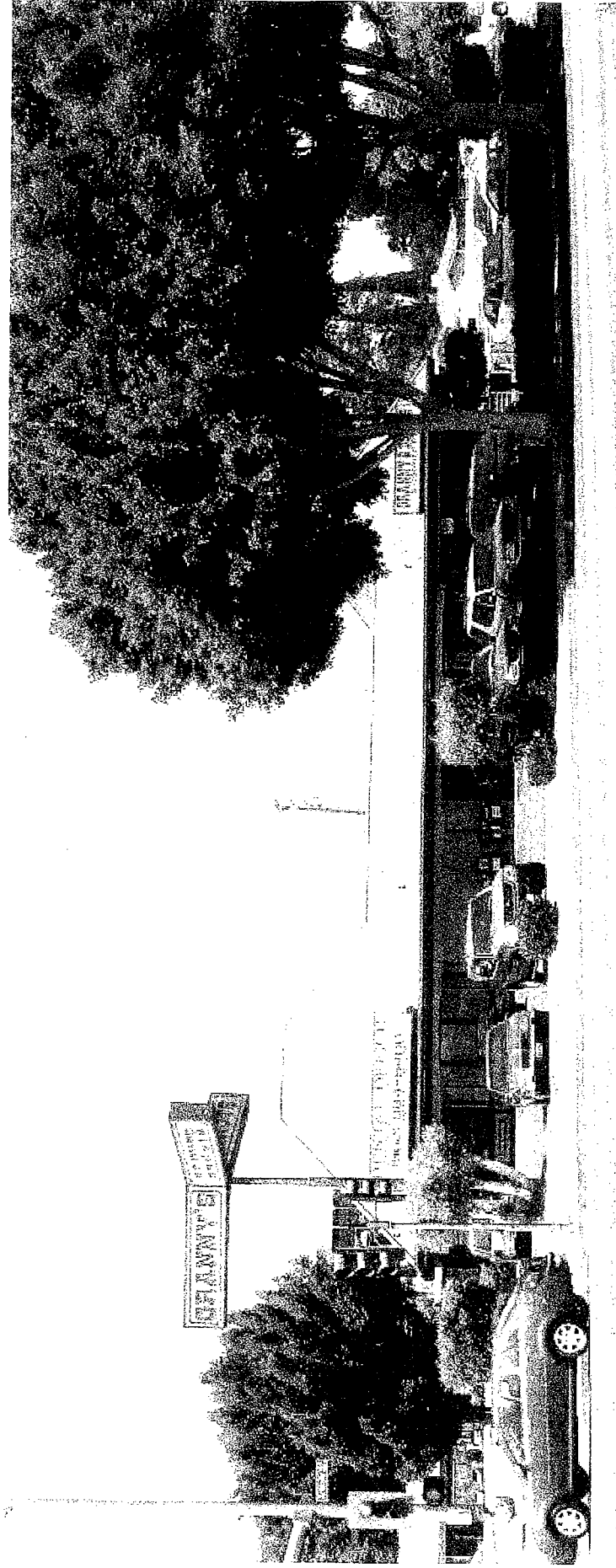
10 EAST ARTESIA
COOLIDGE ST.

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

Exhibit B

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

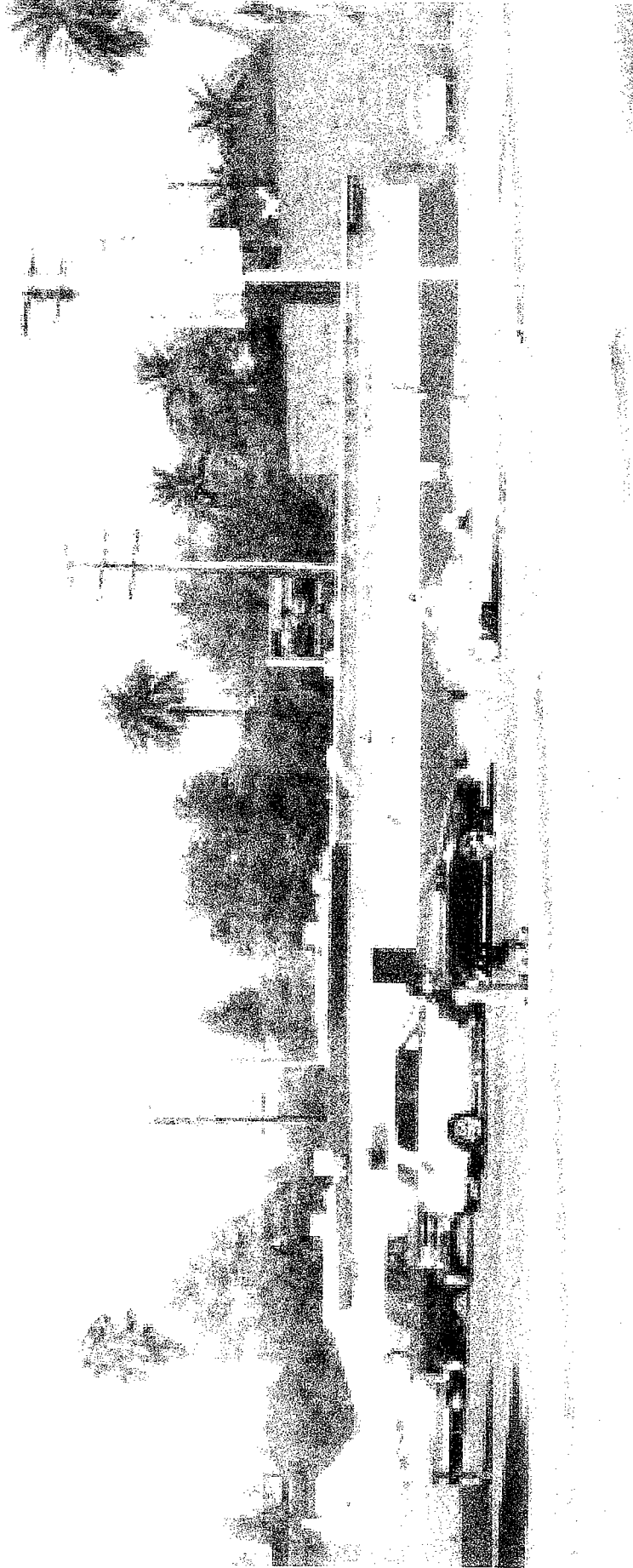
6600 – 6604 Atlantic Ave



6620 -- 6630 Atlantic Ave



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:

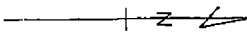
Chair

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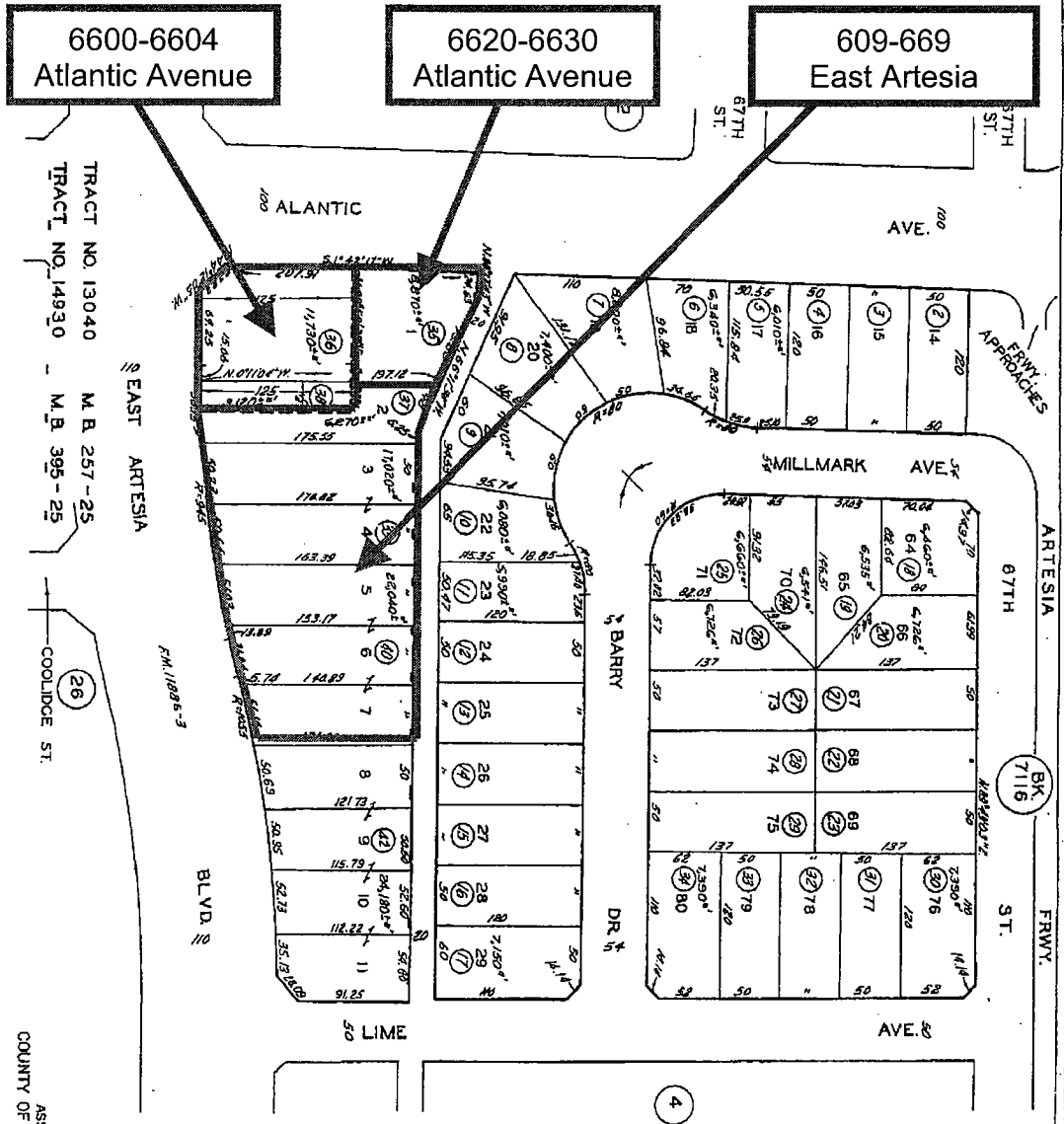
EXHIBIT A

7115 3
SCALE 1" = 80'

1997



CODE
4992
FOR PREV. ASSMNT SEE
715-1517A/B



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

COOLIDGE ST.

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

680425015
B10427513
750152206
960909 780222110

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

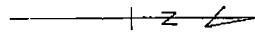
APPROVED:

Chair

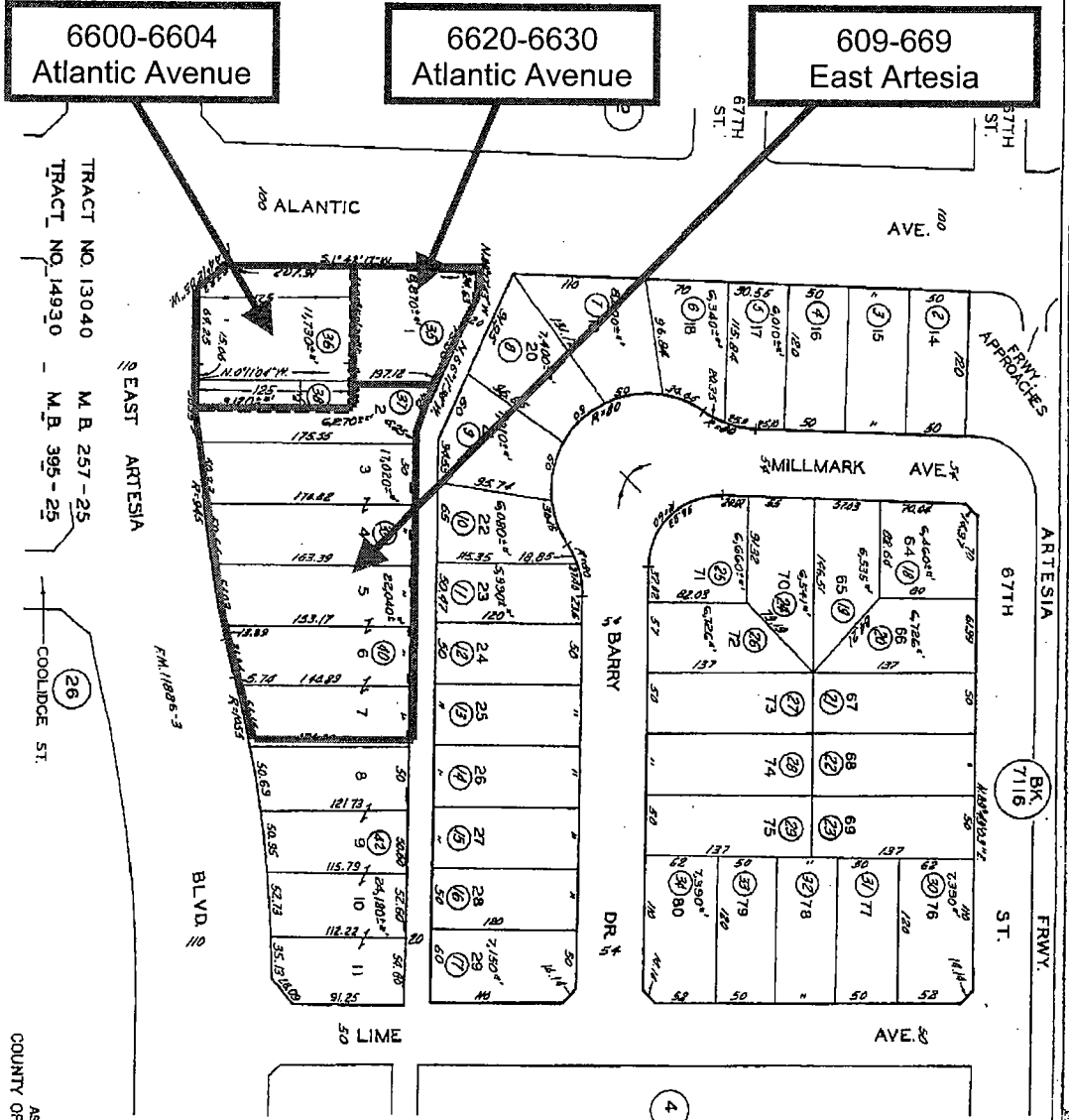
EXHIBIT A

7115 3
SCALE 1" = 80'

1997



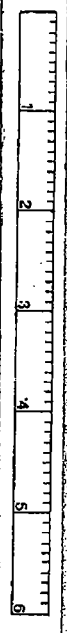
CODE
4992
FOR PREV. ASSMNT SEE:
FILE 154718



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

1/8 EAST ARTESIA
26
COOLIDGE ST.

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



680495013
BRUNNEN
750125206
900909 INVERTZIO

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

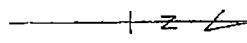
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EXHIBIT A

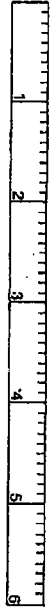
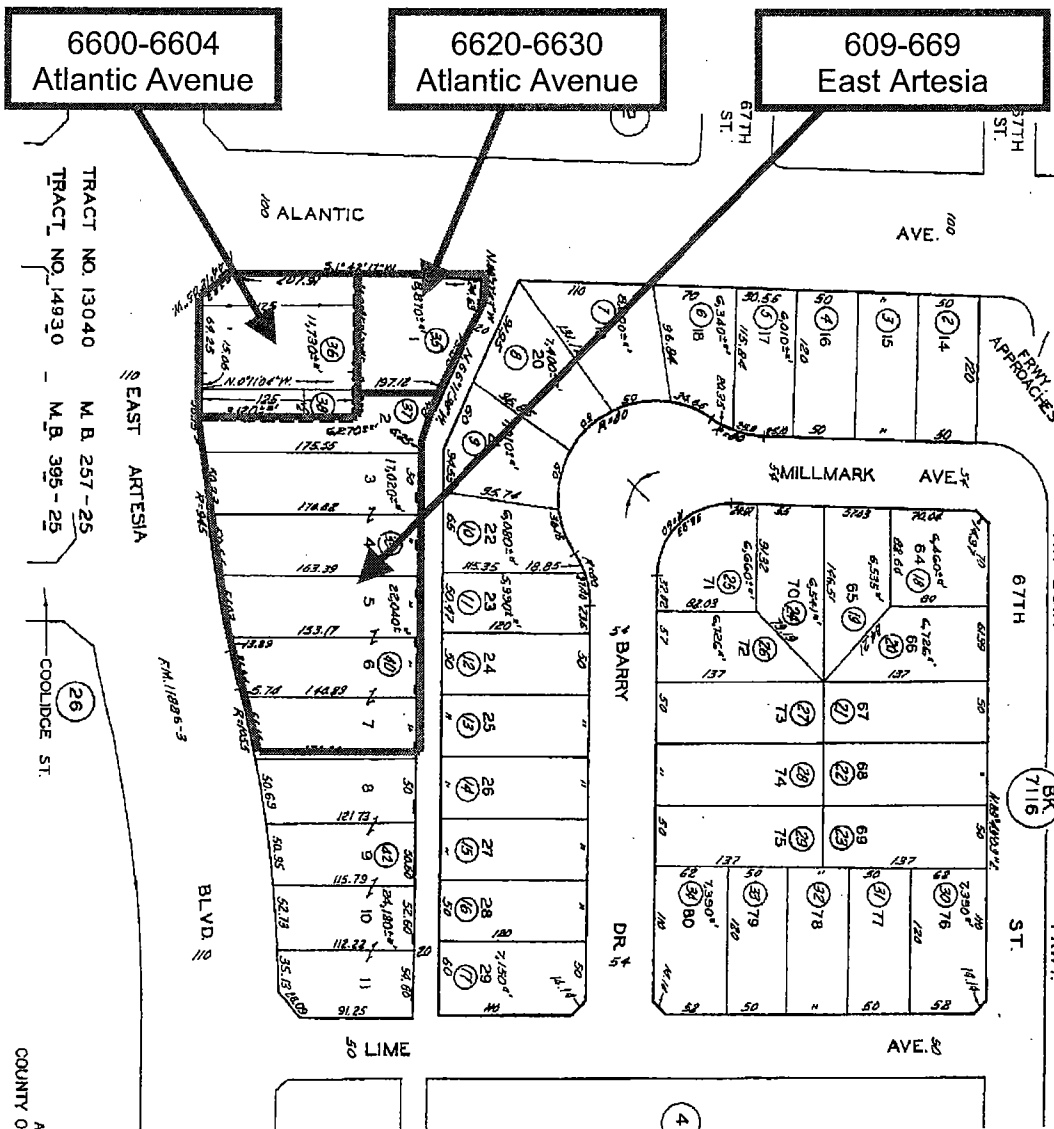
7115 3

SCALE 1" = 80'

1997



CODE
4992
FOR PREV. ASSMNT SEE:
716-1517A/B



SCALE IN 1/16 OF AN INCH

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

680425015
670627513
750123226
900909 70022210