

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 LEASE

2 **30914**

3 THIS LEASE is made and entered, in duplicate, as of November 1, 2008 for
4 reference purposes only, pursuant to a minute order adopted by the City Council of the
5 City of Long Beach at its meeting held on July 22, 2008, by and between the CITY OF
6 LONG BEACH, a municipal corporation ("Lessor"), and the HOUSING AUTHORITY OF
7 THE COUNTY OF LOS ANGELES, a public body ("Lessee"), whose address is 2 S.
8 Coral Circle, Monterey Park, CA 91755.

9 WHEREAS, Lessee provides recreational and educational programs for the
10 residents of the Carmelitos Housing Development; and

11 WHEREAS, Lessee requires vacant land at and from which these programs
12 can be afforded; and

13 WHEREAS, Lessor desires to provide such vacant land;

14 NOW THEREFORE, Lessor and Lessee, in consideration of the mutual
15 terms, covenants, and conditions herein, agree as follows:

16 1. Leased Premises. Lessor hereby leases to Lessee and Lessee
17 hereby accepts "as is" and leases from Lessor approximately four (4) acres of area of
18 park land surrounded by the Carmelitos Housing Development, in the City of Long
19 Beach, County of Los Angeles, California ("Premises") as show on attachment 1. Lessee
20 acknowledges that Lessor has not made any warranty, express or implied, regarding the
21 condition of the Premises.

22 2. Term. The term of this Lease shall commence at 12:01 a.m. on
23 November 1, 2008, and shall terminate at midnight on October 31, 2028, unless sooner
24 terminated as provided herein. The Lease may be extended for one (1) additional period
25 of five (5) years at the sole discretion of the City Manager or its designee.

26 3. Rent. Lessee shall pay to Lessor as annual rent: (i) consideration in
27 the form of valuable community services, and (ii) the sum of One Dollar (\$1.00), in
28 advance, without deduction, set-off, notice, or demand, on the first day of November of

1 each year during the term of this Lease.

2 4. Use. A. The Premises shall be used as a multipurpose recreational
3 area. Premises shall be used by or for the benefit of the residents of the Carmelitos
4 Housing Development or their guest and invitees.

5 B. Lessee shall not use Premises in any manner that will create a
6 nuisance or unreasonable annoyance, or constitute waste. Lessee shall not sell, give
7 away or allow any alcoholic beverages on the Premises. Lessee shall not permit any
8 intoxicated person, profane language, or boisterous conduct in, on or about the Premises
9 and shall call upon the aid of peace officers to maintain the peace.

10 C. Lessee shall not make or permit any noise or odors that constitute a
11 nuisance within the meaning of California Civil Code Section 3479 or California Penal
12 Code Section 370.

13 D. In use of the Premises, Lessee shall comply with all laws, rules and
14 regulations applicable to wages and hours of employment, occupational safety,
15 hazardous materials disposal and use, and fire, health, sanitation and other safety.

16 E. Tenant shall obtain and keep in effect any licenses, permits, or
17 certificates required in the use of Premises.

18 F. No other use of the Premises is authorized or permitted.

19 5. Subsurface Restrictions. The parties agree that this Lease covers
20 only the surface of the Premises and only so much of the subsurface as is reasonably
21 necessary for Lessee's use of the Premises as permitted by this Lease.

22 6. Improvements. A. Lessee shall not erect, construct or maintain any
23 other improvements on the Premises without the prior written approval of the City
24 Manager. Lessor shall not be obligated to make any improvements to the Premises.

25 B. Any damage to the Premises, reasonable wear and tear accepted,
26 shall be repaired to the full satisfaction of Lessor, at Lessee's cost. Said repair may by
27 necessity, include replacement.

28 7. Destruction of Premises. If the Premises are damaged or destroyed,

1 in whole or in part, by causes covered in whole by fire and extended coverage insurance,
2 Lessee shall restore the Premises to their original condition, as improved. If the
3 Premises are damaged or destroyed, in whole or in part, by causes covered by fire and
4 extended coverage insurance so that the same cannot be repaired within ninety (90)
5 working days to substantially the same condition in which they existed immediately prior
6 to the happening of such casualty, then either Lessor or Lessee may, within ninety (90)
7 working days after the happening of such casualty, terminate this Lease as of the date of
8 said casualty. In the event of any termination of this Lease as provided in this Section,
9 Lessee shall immediately surrender the Premises to Lessor.

10 8. Maintenance. Lessee shall, at its sole cost and to the satisfaction of
11 Lessor, maintain the Premises and all improvements in good condition, in substantial
12 repair, in safe, clean, and sanitary condition to the satisfaction of Lessor, and in
13 compliance with applicable laws. Lessee's duty to maintain shall include the duty to
14 repair and replace any improvements as needed, and the duty of graffiti removal. Lessee
15 shall provide and use containers approved by Lessor for trash and garbage and keep the
16 Premises free of trash, garbage and litter. Lessee shall not use Lessor's trash containers
17 to fulfill its obligations hereunder. If Lessee fails to keep and maintain the Premises as
18 required herein, Lessor may notify Lessee of said failure specifying the reasons
19 therefore. If Lessee fails to correct the situation within sixty (60) days thereafter or such
20 longer period as may be established by Lessor, Lessor may make the necessary
21 correction and the cost thereof, including but not limited to the cost of labor, materials,
22 equipment and administration, shall be paid by Lessee as additional rent within thirty (30)
23 days after receipt of a statement of said cost from Lessor. Lessor may, at its option,
24 choose other remedies available herein by law. Lessee hereby waives to the extent
25 permitted by law any right to make repairs at the expense of Lessor or to vacate the
26 Premises in lieu thereof as may be provided by law. Lessor shall have no obligation to
27 perform any maintenance or otherwise to maintain the Premises.

28 9. Utilities. Lessor shall not provide any utilities. Lessee shall arrange

1 for and pay for the installation and use of all utilities of whatever kind to the Premises.

2 10. Insurance. Lessee shall procure and maintain, at its cost, from an
3 insurer admitted in California or having a rating of A:VIII or better by A.M. Best &
4 Company the following insurance:

5 Comprehensive General Liability insurance or self insurance with a
6 combined single limit of at least One Million Dollars (\$1,000,000) for each occurrence for
7 Two Million Dollars (\$2,000,000) general aggregate. Lessor, its officials, employees and
8 agents shall be covered as insureds with respect to liability arising from activities
9 performed by or on behalf of Lessee on the Premises. Said insurance shall be primary
10 insurance with respect to Lessor and shall include a cross liability protection.

11 Upon the execution of this Lease, Lessee shall deliver to Lessor certificates
12 of insurance with original endorsements evidencing the coverage required by this Lease.
13 The certificates and endorsements shall be signed by a person authorized by the insurer
14 to bind coverage on its behalf. Lessor reserves the right to require complete certified
15 copies of all policies at any time.

16 Said insurance shall contain an endorsement requiring thirty (30) days' prior
17 written notice from insurers to Lessor before cancellation or change of coverage.

18 Said insurances may provide for such deductibles or self-insured retention
19 as may be acceptable to Lessor's City Manager or his designee. In the event such
20 insurance does provide for deductibles or self-insured retention, Lessee shall fully protect
21 Lessor, its officials, and employees in the same manner as these interests would have
22 been protected had the policy or policies not contained deductibles or retention
23 provisions. With respect to damage to property, Lessor and Lessee hereby waive all
24 rights of subrogation but only to the extent that collectible commercial insurance is
25 available for said damage.

26 Not more frequently than every three (3) years, if in the opinion of Lessor or
27 of an insurance broker retained by Lessor, the amount of the foregoing insurance
28 coverages is not adequate, Lessee shall increase the insurance coverage as required by

1 Lessor.

2 The procuring of said insurance shall not be construed as a limitation on
3 Lessee's liability or as full performance on Lessee's part of the indemnification and hold
4 harmless provisions of this Lease; and Lessee understands and agrees that,
5 notwithstanding any insurance, Lessee's obligation to defend, indemnify and hold Lessor,
6 its officials and employees harmless hereunder is for the full and total amount of any
7 damage, cause of action, loss, expense, cost, or liability caused by the condition of the
8 Premises or in any manner connected with or attributed to the acts or omissions of
9 Lesser, its officers, agents, employees, licensees, invitees, or visitors, or the operations
10 conducted by Lessee, or Lessee's use, misuse or neglect of the Premises.

11 11. Hazardous Materials. No goods, merchandise, supplies, personal
12 property, materials, or items of any kind shall be kept, stored, or sold in or on the
13 premises which are in any way explosive or hazardous. Lessee shall comply with
14 California Health and Safety Code Section 25359.7 or its successor statute regarding
15 notice to Lessor on discovery by Lessee of the presence of any hazardous substance on
16 the Premises. "Hazardous substance" means any hazardous or toxic substance, material
17 or waste which is or becomes regulated by the City, the County of Los Angeles, the State
18 of California or the United States government.

19 12. Default. The occurrence of any of the following acts shall constitute
20 a default by Lessee:

- 21 a. Failure to pay rent when due after thirty (30) days notice;
- 22 b. Abandonment and vacation of the Premises, providing that failure to
23 occupy the Premises for ten (10) consecutive days shall be deemed an abandonment
24 and vacation, except for closures due to conditions beyond Lessee's control;
- 25 c. Failure to perform any of the terms, covenants, and conditions of this
26 Lease if said failure is not cured within thirty (30) days after notice of said failure. If the
27 default cannot reasonably be cured in thirty (30) days, Lessee shall not be in default if
28 Lessee begins to cure within the (30) thirty day period and diligently proceeds to cure to

1 completion. Notice shall describe the default. No such notice shall be deemed a
2 forfeiture or termination of the Lease unless Lessor so elects in the notice;

3 These remedies are not exclusive but cumulative to other remedies
4 provided by law in the event of Lessee's default, and the exercise by either party of one
5 or more rights and remedies shall no preclude either party's exercise of additional or
6 different remedies for the same or any other default by Lessee.

7 13. Right of Entry. Lessor shall have the right of access to the Premises
8 at all reasonable times to inspect the Premises, to determine whether or not Lessee is
9 complying with the terms, covenants, and conditions of this Lease, to serve, post, or keep
10 posted any notice, and for any other legal purpose. Lessor shall also have the right to
11 enter at any time in case of emergencies. Lessee shall not be entitled to compensation
12 of any kind or abatement of rent for any inconvenience, nuisance, or discomfort
13 occasioned by Lessor's entry whether or not such entry is in the case of emergency.
14 Lessor's right of entry shall include use of photographic, video or other recording devices.

15 14. Condemnation. If the whole or any part of the Premises shall be
16 taken by any public or quasi-public authority under the power of eminent domain, then
17 this Lease shall terminate as to the part taken or as to the whole, if taken, as of the day
18 possession of that part or the whole is required for any public purpose, and on or before
19 the day of the taking Lessee shall elect in writing either to terminate this Lease or to
20 continue in possession of the remainder of the Premises, if any. All damages awarded
21 for such taking shall belong to Lessor, whether such damages be awarded as
22 compensation for diminution in value to the leasehold or to the fee provided, however,
23 that Lessor shall not be entitled to any portion of the award made for loss of Lessee's
24 business.

25 15. Nondiscrimination. Subject to applicable laws, rules and regulations,
26 Lessee shall not discriminate against any person or group on the basis of age, sex,
27 sexual orientation, gender identity, AIDS, AIDS related condition, HIV status, marital
28 status, race, religion, creed, ancestry, national origin, disability, handicap, or veteran

1 status with respect to the use of the Premises.

2 16. Indemnification. Lessee shall defend, indemnify and hold harmless
3 Lessor, its officials, employees and agents from all claims, demands, damages, causes
4 of action, losses, liability, costs or expenses, of any kind or nature whatsoever
5 (collectively referred to in this Lease as a "claim" or "claims") which Lessor, its officials,
6 employees, and agents may incur for injury to or death of persons or damage to or loss of
7 property occurring in, on, or about the Premises arising from the condition of the
8 Premises, the alleged acts or omissions of Lessee, Lessee's employees, or agents, the
9 occupancy, use, or misuse of the Premises by Lessee, Lessee's employees, agents,
10 approved subtenants, licensees, patrons, or visitors, or any breach of this Lease.

11 17. Waiver of Claims. Lessor shall not be liable for and, to the extent
12 permitted by law, Lessee hereby waives all claims against Lessor, its officials,
13 employees, and agents for loss, theft, or damage to equipment, furniture, trade fixtures,
14 records, supplies, and any other property, and landscaping and hardscaping on or about
15 the Premises, or for injury to or death of persons on or about the Premises from any
16 cause except to the extent caused by the gross negligence or willful misconduct of
17 Lessor, its officials, employees, or agents.

18 18. Assignment or Sublease. Lessee shall not assign or transfer this
19 Lease or any interest herein, nor sublease the Premises or any part thereof for any
20 reason, including but not limited to, any sub-lease or Transfer of the Premises by Lessee
21 to any person or entity desiring to install, erect, maintain, or operate any form of wireless
22 communication on the Premises.

23 19. Relocation. Lessee agrees that nothing contained in this Lease shall
24 create any right in Lessee for any relocation assistance or payment pursuant to the
25 provisions of Title 1, Division 7, Chapter 16 of the California Government Code from
26 Lessor on the expiration or termination of this Lease.

27 20. Notices. Any notice or approval hereunder shall be in writing and
28 either personally delivery or deposited in the U.S. Postal Service, first-class, postage

1 prepaid, and addressed:
2

3 To Lessor: City of Long Beach
4 333 West Ocean Boulevard
5 Long Beach, CA 90802
6 Attn: Director of Parks, Recreation and Marine

7 To Lessee: The Housing Authority of the County of Los Angeles
8 2 S. Coral Circle
9 Monterey Park, CA 91755
10 Attn: William K. Huang

11 Such Notices shall be effective two (2) days after the date of mailing or on the
12 date personal delivery is given, whichever first occurs.

13 21. Waiver of Rights. The failure or delay of Lessor to insist on strict
14 enforcement of any term, covenant, or condition herein shall not be deemed a waiver of
15 any right or remedy that Lessor may have and shall not be deemed a waiver of any
16 subsequent or other breach of any term, covenant, or condition herein. The receipt of
17 and acceptance by Lessor of delinquent rent shall not constitute a waiver of any other
18 default but shall only constitute a waiver of timely payment of rent. Any waiver by Lessor
19 of any default or breach shall be in writing. Lessor's consent to or approval of any act by
20 Lessee requiring Lessor's consent or approval shall not be deemed to waive Lessor's
21 consent or approval of any subsequent act of Lessee.

22 22. Compliance with Laws. Lessee, at its sole cost, shall comply
23 with all laws, ordinances, rules and regulations of and obtain such permits, licenses, and
24 certificates required by all federal, state and local governmental authorities having
25 jurisdiction over the Premises and business thereon.

26 23. Successors in Interest. This Lease shall be binding on and inure to
27 the benefit of the parties and their successors, heirs and personal representatives, and all
28 of the parties hereto shall be jointly and severally liable hereunder.

29 24. Force Majeure. Except as to the payment of rent, in an case
30 where either party is required to do any act, the inability of that party to perform or delay in
31 performance of that act caused by or resulting from fire, flood, earthquake, explosion,
32 acts of God, war, strikes, lockouts, or any other cause whether similar or dissimilar to the

1 foregoing which is beyond the control of that party and not due to that party's fault or
2 neglect shall be excused and such failure to perform or such delay in performance shall
3 not be a default or breach hereunder. Financial inability to perform shall not be
4 considered cause beyond the reasonable control of the party.

5 25. Partial Invalidity. If any term, covenant, or condition of this Lease is
6 held by a court of competent jurisdiction to be invalid, void or unenforceable, the
7 remainder of the provisions hereof shall remain in full force and effect and shall in no way
8 be affected, impaired or invalidated thereby.

9 26. Time. Time is of the essence in this Lease, and every provision
10 hereof.

11 27. Governing Law. This Lease shall be governed by and construed in
12 accordance with the laws of the State of California.

13 28. Integration and Amendments. This Lease represents and constitutes
14 the entire understanding between the parties and supersedes all other agreements and
15 communications between the parties, oral or written, concerning the subject matter
16 herein. This Lease shall not be modified except in writing signed by the parties and
17 referring to this Lease.

18 29. Joint Effort. This Lease is created as a joint effort between the
19 parties and fully negotiated as to its terms, covenants, and conditions and nothing
20 contained herein shall be construed against either party as the drafter.

21 30. Relationship of Parties. The relationship of the parties is that of
22 Lessor and Lessee, and the parties agree that nothing contained in this Lease shall be
23 deemed or construed as creating a partnership, joint venture, principal-agent relationship,
24 association, or employer-employee relationship between them or between Lessor and
25 any third person or entity.

26 31. Abandoned Personal Property. If Lessee abandons the Premises or
27 is dispossessed by operation of law or otherwise, title to any personal property belonging
28 to Lessee and left on the Premises forty-five (45) days after such abandonment or

1 dispossession shall be deemed to have been transferred to Lessor. Lessor shall
2 thereafter have the right to remove and to dispose of said property without liability to
3 Lessee or to any person claiming under Lessee, and shall have no duty to account
4 therefore. Lessee hereby names Lessor's City Manager as Lessee's attorney in fact to
5 execute and deliver such documents or instruments as may be reasonably required to
6 dispose of such abandoned property and transfer title thereto.

7 32. No Recordation. This Lease shall not be recorded.

8 33. Attorney's Fees. In any action or proceeding relating to this Lease,
9 the prevailing party shall be entitled to its costs, including a reasonable attorney's fee.

10 34. Captions and Organization. The various headings and numbers
11 herein and the grouping of the provisions of this Lease into separate sections,
12 paragraphs and clauses are for convenience only and shall not be considered a part
13 hereof, and shall have no effect on the construction or interpretation of this Lease.

14 35. Americans with Disabilities Act of 1990. Lessee shall have and be
15 allocated the sole responsibility to comply with the Americans with Disabilities Act of 1990
16 ("ADA") with respect to the Premises and Lessee shall defend, indemnify and hold
17 Lessor, its officials and employees harmless from and against any and all claims of
18 failure to comply with or violation of the ADA.

19 36. Holding Over. If Lessee holds over and remains in possession of the
20 Premises after the expiration of this Lease such holding over shall be construed as a
21 tenancy from month to month at a monthly rent of \$10.00 per month and otherwise on the
22 same terms, covenants, and conditions contained in this Lease.

23 37. Restrictions. Lessee shall not drill, cause to be drilled, or allow to be
24 drilled (except by the Long Beach Water Department) any wells on the Premises. Lessee
25 shall not grant any franchises, easements, rights of way, or permits in, on or across the
26 Premises.

27 38. Reservation by Lessor for the Long Beach Water Department. A.
28 Lessor for and on behalf of the Long Beach Water Department reserves the right to

1 operate, construct, maintain, repair, replace and remove storm drains, water, sewer, pole,
2 oil and gas pipe lines; to drill, maintain, and operate water, oil and gas wells; to construct,
3 maintain and operate buildings, pumping plants, machinery, reservoirs, tanks and other
4 structures and equipment necessary and convenient therefore, and to do all things
5 necessary or convenient in connection therewith on the Premises; to grant franchises,
6 easements, permits and leases for said purposes; and the right of ingress and egress for
7 said purposes; provided, however, that all of these reserved rights may be exercised
8 over, on and through only those portions of the Premises not occupied by any building of
9 Lessee.

10 B. If Lessor exercises any of these reserved rights, Lessee may terminate
11 this Lease by giving to Lessor ten (10) days' prior notice of its intention to do so.

12 C. Lessee shall not drill any wells on the Premises, nor grant any
13 franchises, easements, or rights of way in, on, across, through or under the Premises.

14 41. Termination by Lessee. If during the term of this Lease, any law, rule, or regulation
15 becomes effective the provisions of which so restrict the uses to which the Premises can
16 be put that Lessee is unable to use the Premises in the manner contemplated herein,
17 then Lessee may terminate this Lease by giving thirty (30) days' prior notice of same to
18 Lessor.

19 39. Surrender of Premises. On the expiration or sooner termination of
20 this Lease, Lessee shall deliver to Lessor possession of the Premises in substantially the
21 same condition that existed immediately prior to the date of execution hereof, reasonable
22 wear and tear excepted. Lessee shall demolish or remove all improvements constructed
23 or placed on the Premises, and leave the Premises in a clean condition provided,
24 however, that lessee shall not be required to demolish or remove improvements
25 constructed of concrete. However, Lessor may, in its sole discretion, take ownership and
26 possession of all improvements, at not cost to Lessor, in which case the improvements
27 shall not be demolished or removed.

28 40. Termination by Lessee. If during the term of this Lease, any law,

1 rule, regulation becomes effective the provisions of which so restrict the uses to which
2 the Premises can be put that Lessee is unable to use or successfully operate the
3 Premises in the manner contemplated herein, then Tenant may terminate this Lease
4 upon thirty (30) days prior notice to Lessor.

5 41. Lessor's Right to Re-Enter. Lessee shall peaceably deliver
6 possession of the Premises to Lessor on the date of expiration or termination of this
7 Lease. On notice of termination to Lessee, Lessor shall have the right to re-enter and
8 take possession of the Premises on the date such termination becomes effective without
9 further notice of any kind and without institution of summary or regular legal proceedings.
10 Termination of the Lease and re-entry of the Premises by Lessor shall in no way alter or
11 diminish any obligation of Lessee under the Lease and shall not constitute an acceptance
12 or surrender. Lessee waives any and all right of redemption under an existing or future
13 law or statute in the event of eviction from or dispossession of the Premises for any
14 reason or in the event Lessor re-enters and takes possession of the Premises in a lawful
15 manner. Lessee agrees that if the manner or method employed by Lessor in re-entering
16 or taking possession of the Premises gives Lessee a cause of action for damages or in
17 forcible entry and detainer, then the total amount of damages to which Lessee shall be
18 entitled in any such action shall be One Dollar (\$1.00). This Section may be filed in any
19 such action and, when filed, it shall be a stipulation of Lessee fixing the total damages to
20 which Lessee is entitled in such action.

21 42. Remedies. Upon the occurrence of any default, in addition to any
22 other rights or remedies of Lessor hereunder, by law, or in equity, Lessor shall have the
23 following rights and remedies:

24 (a) Lessor may terminate this Lease by giving to Lessee notice of
25 termination, and Lessee shall immediately surrender possession of the Premises in the
26 condition described elsewhere in this Lease. Termination shall not relieve Lessee from
27 the payment of any sum due to Lessor or any claim for damages by Lessor. Lessor shall
28 be entitled to recover from Lessee all damages incurred by Lessee including but not

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 limited to the cost of recovering possession, expenses of reletting including renovation
2 and alteration, and real estate commissions paid. These remedies are not exclusive but
3 cumulative to other remedies provided by law or in equity in the event of Lessee's default,
4 and the exercise by Lessor of one or more rights and remedies shall not preclude
5 Lessor's exercise of additional or different remedies for the same or any other default by
6 Lessee.

7 43. Miscellaneous. Each provision of this Lease shall be deemed both a
8 covenant and a condition. All rights and remedies of Lessor under this Lease shall be
9 cumulative and the exercise of one shall not exclude any other.

10 IN WITNESS WHEREOF, the parties hereto have caused these presents to
11 be duly executed with all of the formalities required by law as of the date first stated
12 above.

13 THE HOUSING AUTHORITY OF THE
14 COUNTY OF LOS ANGELES, a public body

15 9/28, 2008

16 By William Huang

17 William Huang
Type or Print Name

18 Acting Executive Director
Title

19 _____, 2008

20 By _____

21 _____
Type or Print Name

22 _____
Title

23 "Lessee"

24 ///

25 ///

26 ///

27 ///

28 ///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

CITY OF LONG BEACH, a municipal corporation

October 17, 2008

By SA - Assistant City Manager
City Manager

EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER.

"Lessor"

APPROVED AS TO FORM:
Raymond G. Fortner, Jr. County Counsel

Dated: Sept. 22, 2008

By [Signature]
Deputy

APPROVED AS TO PROGRAM:
Housing Management Division

Dated: 9/23, 2008

By Maria Badrakan
Signature

MARIA BADRAKHAN
(Print name here)

This Lease is approved as to form on October 15, 2008.

ROBERT E. SHANNON, City Attorney

By [Signature]
Deputy

700 E Via Carmelitos, Long Beach, CA 90805-6518

