

EXHIBIT A LEGAL DESCRIPTION

WATER EASEMENT

THOSE PORTIONS OF GROUND LOT 1 AND LOT 2 OF TRACT NO. 82260, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1430, PAGES 14 THROUGH 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF GROUND LOT 1 AS SHOWN ON SAID TRACT NO. 82260;

THENCE ALONG THE WESTERLY LINE OF SAID GROUND LOT 1,
SOUTH 00° 00' 22" WEST, 25.32 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE LEAVING SAID WESTERLY LINE, SOUTH 89° 57' 54" EAST, 12.65 FEET;
THENCE SOUTH 00° 01' 24" EAST, 12.50 FEET;
THENCE NORTH 89° 59' 38" WEST, 12.66 FEET TO SAID WESTERLY LINE;
THENCE ALONG SAID WESTERLY LINE, NORTH 00° 00' 22" EAST, 12.51 FEET TO THE
TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 158 SQUARE FEET, MORE OR LESS.

PARCEL 2:

A STRIP OF LAND 8.55 FEET IN WIDTH, THE NORTHERLY LINE OF SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GROUND LOT 1 AS SHOWN ON SAID TRACT NO. 82260;

THENCE ALONG THE NORTHERLY LINE OF SAID GROUND LOT 1 ,
NORTH 89° 58' 36" EAST, 186.53 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE,
NORTH 89° 58' 36" EAST, 15.00 FEET.

CONTAINING AN AREA OF 128 SQUARE FEET, MORE OR LESS.

Attachment A

RECEIVED FOR 2nd CHK

2023-09-06

JN 2023092

Page 2 of 3

EXHIBIT A LEGAL DESCRIPTION

WATER EASEMENT

ALL AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

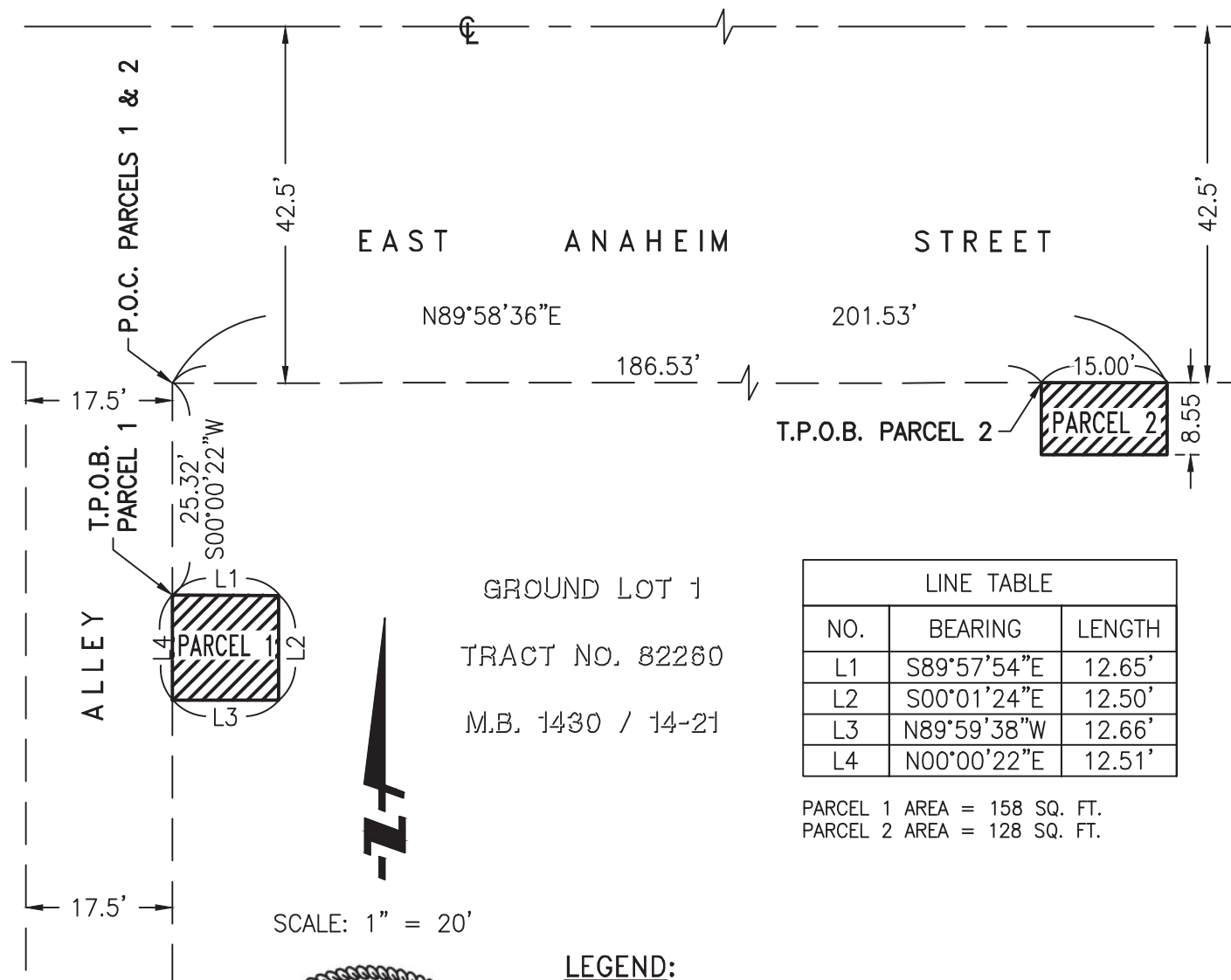
DATED THIS 6th DAY OF SEPTEMBER, 2023.



KURT R. TROXELL, P.L.S. 7854



EXHIBIT B



09/06/2023



16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fusco.com

LEGEND:

- — — — — CENTERLINE
- - - - - RIGHT OF WAY LINE
- WATER EASEMENT
- P.O.C. — POINT OF COMMENCEMENT
- T.P.O.B. — TRUE POINT OF BEGINNING

EXHIBIT B

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

of: WATER EASEMENT

DATE: September 6, 2023
FN: 0233-010LGX-WATR-Exh B
DRAWN BY: JBF
CHECKED BY: KRT

SHEET 1 OF 1

CEQA Notice of Exemption

TO: ☐ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

☒ L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Exemption Number: CE-23-132

Project Title (Application Number): Easement for Backflow Devices and DCDA

Project Location – Specific: 1500 E Anaheim St/1209 Walnut Ave

Project Location – City/County: **City of Long Beach, Los Angeles County, California**

Description of Nature, Purpose and Beneficiaries of Project:

Pursuant to the installation of two new back flow devices and a double-check detector assembly per approved Long Beach Water Department construction drawings, an easement is required. The installed utilities provides back flow prevention to protect water supplies from contamination.

Public Agency Approving Project: **City of Long Beach, California**

Person or Agency Carrying Out Project: Victor Pham, PE, Fuscoe Engineering, Inc.

Exempt Status: **(Check One)**

- ☐ Ministerial (Sec 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15305, Minor Alterations in Land Use Limitations
- ☐ Statutory Exemption. State code number: _____

Reasons why project is exempt:

The project would consist of the establishment of an easement for water infrastructure on private property. The project would not result in any changes in land use or density, but would provide access and minor limitations to new structures that can be constructed in the proposed easement. No land is being conveyed and there are no changes to land use.

Lead Agency

Contact Person: Maryanne Cronin Contact Phone: 562-570-5683

Signature:  Date: 10/9/23 Title: Planner

LEVINE ACT DISCLOSURE STATEMENT

California Government Code Section 84308, commonly referred to as the "Levine Act," prohibits any Long Beach City Councilmember, the Mayor, and Commissioner ("City Officer") from participating in any action related to a proceeding if they receive any political contributions totaling more than \$250 within the previous twelve months, while a proceeding is pending, and for 12 months following the date a final decision in a proceeding concerning a license, permit, entitlement, franchise or, contract (collectively "license, permit, or contract") has been made, from the person or company awarded the said license or contract. The Levine Act also requires a City Officer that has received such a contribution to disclose the contribution on the record of the proceeding.

City Officers are listed at the following sites:

- The Mayor and Councilmembers - <https://www.longbeach.gov/officials/>
- Harbor Commissioners - <https://polb.com/commission>
- Water Commissioners - <https://lbwater.org/about-us/current-water-commissioners/>
- Planning Commissioners - <https://www.longbeach.gov/mayor/action/commissions/>
- Parks and Recreation Commissioners - <https://www.longbeach.gov/mayor/action/commissions/>
- Board of Examiners, Appeals, and Condemnation - <https://www.longbeach.gov/mayor/action/commissions/>
- Cultural Heritage Commission - <https://www.longbeach.gov/mayor/action/commissions/>
- Long Beach Community Investment Company - <https://www.longbeach.gov/lbds/hn/lbcic/>

Proposers are responsible for accessing these links to review the names prior to answering the following questions.

1. Have you or your company, or any agent on behalf of you or your company, made any political contributions of more than \$250 to any City Officer in the 12 months preceding the date of the submission of your proposals or the anticipated date of any City Council, Board, or Commission action related to this license, permit, or contract?

☐ YES

☒ NO

If yes, please identify the City Officer(s):

N/A

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any political contribution of more than \$250 to any City Officer in the 12 months following any City Council, Board, or Commission action related to this license, permit, or contract?

☐ YES

☒ NO

If yes, please identify the City Officer(s):

N/A

Answering yes to either of the two questions above does not preclude the City of Long Beach from awarding a license, permit, or contract to your firm or any taking any subsequent action related to the said license, permit, or contract. It does, however, preclude the identified City Officers from participating in any actions related to this license, permit, or contract.

12/5/23

Date

Anaheim & Walnut Housing LP,
a California limited partnership

By: Anaheim & Walnut GP LLC,
a California limited liability company
Its: Managing General Partner

By: BRIDGE Housing Corporation,
A California nonprofit public benefit corporation
Its: Sole member and manager

By: Sierra Atilano

Name: Sierra Atilano
Its: Executive Vice President