# EXHIBIT B

[ASSESSOR PARCEL NOS. 066-2754-14-50, 066-2754-40-3]

BEST BEST & KRIEGER LL.P Attorneys at Law 3390 University Avenue, 5th Floor

# Plaintiff alleges:

- 1. At all times mentioned here, plaintiff City of Albany ("City") was, and now is, a public agency organized and existing under the laws of the State of California, and is, pursuant to Government Code § 37350 *et seq.*, vested by law with the authority to exercise the power of eminent domain to acquire private property for the public use.
- 2. The City is the fee owner of the property at issue. Defendant, Albany Lions Club, Lions International, a California Non-Profit Corporation ("Lions Club"), is the holder of an easement interest in a portion of the property.
- 3. The City seeks to acquire, by eminent domain, the easement interest currently in the possession of defendant, regarding ingress and egress for maintenance of an existing cross, as well as removal of the cross, over a portion of Albany Hill Park, located on the west side of the 700 block of Taft Street, and identified as Assessor Parcel Nos. 066-2754-14-50 and 066-2754-40-3 (the "Property"), which is necessary for public use in the City of Albany, Alameda County, California.
- 3. The Property is described and depicted in the attached Exhibit A, incorporated in full herein.
- 4. On or about April 4, 2022, after a noticed hearing, and by at least a two-thirds vote of all members of its governing Board, the City adopted Resolution No. 2022-32, a true and correct copy of the authenticated original, which is attached hereto and made a part hereof as Exhibit B, declaring that the public interest and necessity require the acquisition, by eminent domain proceedings, of the easement interest described herein, for ingress and egress, as well as the removal of a cross situated on the Property, and for such other uses are permitted by Government Code § 37350 *et seq.* and Code of Civil Procedure §§ 1240.110 and 1240.120. The City found and determined in said resolution that:
  - (a) The public interest and necessity require the proposed Project;
- (b) The proposed project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
  - (c) The acquisition of the easement interest described in Exhibit A is necessary for the

Project;

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- The offer to purchase the Property as required by section 7267.2 of the Government (d) Code was made; and
- The public use for the project is a more necessary use than the use for which the (e) Property is appropriated.
- 5. The Property to be acquired may be subject to easements and rights of way appropriated to existing public uses. The legal descriptions of those easements and rights of way are on file with the City and describe the general location and extent of the easements and rights of way with sufficient detail for reasonable identification. The herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future. The City is authorized to acquire the Property subject to such existing public uses pursuant to section 1240.510 of the Code of Civil Procedure.
- The Property to be acquired may be subject to easements and rights of way appropriated to existing public uses. The legal descriptions of those easements and rights of way are on file with the City and describe the general location and extent of the easements and rights of way with sufficient detail for reasonable identification. The herein described use or uses of the Property are more necessary than said existing public uses. The City is authorized to acquire the Property appropriated to such existing public uses pursuant to section 1240.610 of the Code of Civil Procedure.
- 7. The named defendant, Albany Lions Club, Lions International, a California Non-Profit Corporation, is the easement holder of a portion of the Property sought to be acquired, which is owned in fee by the City. No other parties are known the City to have an interest in the easement sought to be acquired.
- 8. Defendants Does 1 through 10, inclusive, have, or claim to have, an interest in the Property, the exact nature of which is unknown to the City. The true names or capacities, whether individual, corporate, associate, or otherwise, of Does 1 through 10, are unknown to the City, who therefore sues these defendants by such fictitious names. The City will request leave of court to change these designations if the identities are ascertained.

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9. The City also names as defendants all parties unknown claiming an interest in the Property.

WHEREFORE, the City prays as follows that:

- 1. The Property interest herein described be condemned to the City for the purposes set forth herein;
- 2. Defendants, and each of them, including all parties unknown and claiming an interest in the Property, be directed to answer and assert any claims they, or any of them, may have in the Property described herein;
- 3. Just compensation be ascertained for the taking and the amount of the award for the Property be first determined between plaintiff and all defendants claiming any interest therein;
- 4. All liens and encumbrances against the Property be deducted from the judgment; and
  - 5. For such other and further relief as the Court may deem just and proper.

Dated: May 4, 2022

BEST BEST & KRIEGER LLP

By:

SCOTT W. DITFURTH MEGAN BESHAI Attorneys for Plaintiff,

CITY OF ALBANY, a charter city

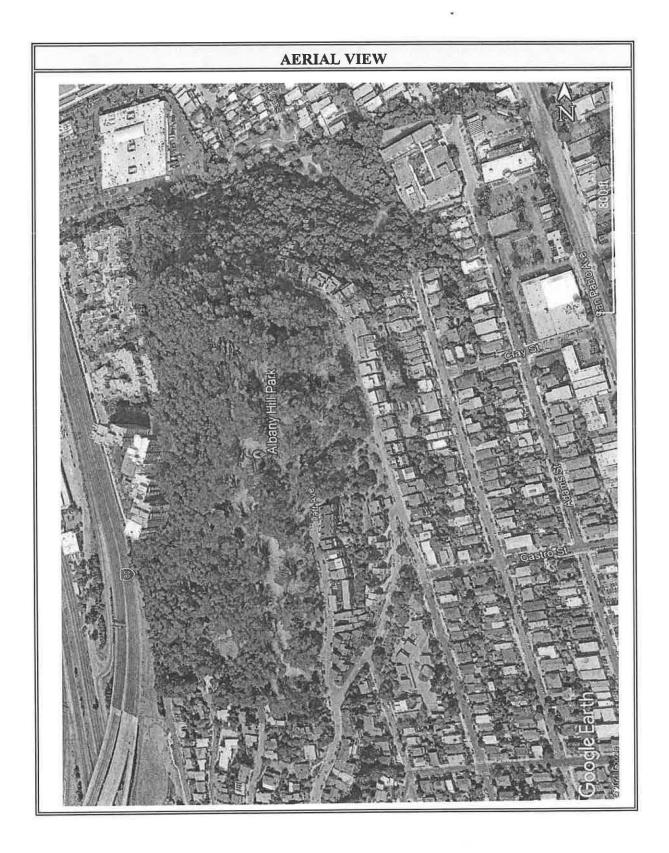
## **EXHIBIT "A"**

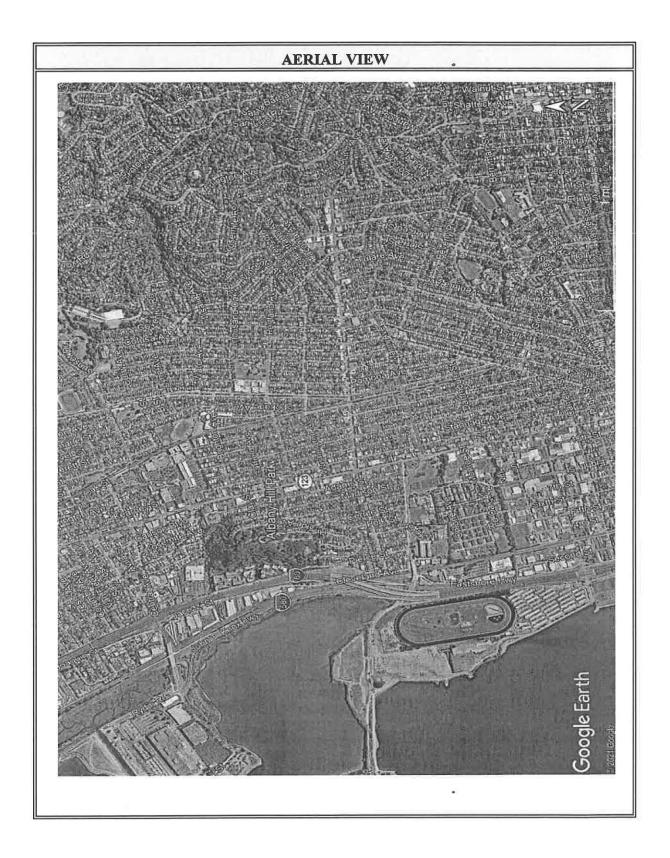
# LEGAL DESCRIPTION RECORDED GRANT DEED AERIAL MAPS

Lots 1-18, Block 8, Map 00024, Page 70, Plat of Cerrito Hill, City of Albany, County of Alameda, State of California.

APN: 66-2754-14-5, 40-3

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FOR A VALUABLE CONSIDERATION		
ALBANY LIONS CLUB, COrporation the following decided real property in County of ALAMEDA	CITY OF	rional, a California Non-Profit ALBANY California:
STANDING ON A PORTI	ON OF THE POLI	SS TO MAINTAIN THE EXISTING CROSS LOWING DESCRIBED PREMISES:
	that portion Corporation, 1961, under	s shown on a plat of Cerrito Hill, i in the office of the Rocorder of lap Book 24, Page 70. thereof convoyed to the City of by Deed dated August 29, 1960, Recorder's Series No. AS/637,
Dated August 17, 1973  STATE OF CALLYORNIA COUNTY OF Alameds In August 17, 1973  Signed, a Natery Public in and the said by Highert F. Call a Ruth L. Call In the preven S where sends ATC increment and artempledged that The WITNEYS my load on befold and	howen to ter	Ruch L. Coll  Ruch L. Coll  AMERICAL BRAG  JAMES P. ANDRESCON  BOTTON TOWN OF CALIFORNIA  BARNESS COLUMNY  ALAMORA COLUMNY
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Title Order No		





#### **RESOLUTION NO. 2022-32**

A RESOLUTION OF NECESSITY BY THE CITY COUNCIL OF THE CITY OF ALBANY, CALIFORNIA, DECLARING THAT THE ACQUISITION OF THE EASEMENT INTEREST FOR THE EXISTING CROSS, AS WELL AS REMOVAL OF THE CROSS ITSELF, ON A PORTION OF ALBANY HILL PARK LOCATED ON THE WEST SIDE OF THE 700 BLOCK OF TAFT STREET, IDENTIFIED AS ASSESSOR PARCEL NOS. 066-2754-14-5, 066-2754-40-3, BY EMINENT DOMAIN, IS NECESSARY FOR ELIMINATION OF A POTENTIAL ESTABLISHMENT CLAUSE VIOLATION AND TO PROVIDE FOR AN UNENCUMBERED PUBLIC PARK IN THE CITY OF ALBANY, ALAMEDA COUNTY, CALIFORNIA

WHEREAS, the City of Albany (the "City") proposes to acquire the easement interest regarding ingress and egress for maintenance of an existing cross, as well as removal of the cross itself, on a portion of Albany Hill Park, more particularly described as Assessor Parcel Nos. 066-2754-14-5, 066-2754-40-3, in order for the elimination of a potential establishment clause violation and to provide for an unencumbered public park in the City of Albany, Alameda County, California, pursuant to the authority granted to it by section 37350.5 of the California Government Code and sections 1240.010, 1240.020 and 1240.030 of the California Code of Civil Procedure; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the City scheduled a public hearing for Monday, April 4, 2022, at 7:00 p.m., to be held via Zoom conference, and gave to each affected person, or entity identified as having a possessory interest in the existing easement, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing was held by the City and each person whose property interest is to be acquired by eminent domain was afforded an opportunity to be heard on said matters; and

WHEREAS, the City may now adopt a Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

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NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALBANY, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The recitals above and true and correct and are hereby adopted as findings by the City Council.

**SECTION 2.** The City Council finds that this Resolution is not subject to the requirements of the California Environmental Quality Act ("CEQA") for the following reasons:

- The Resolution is not a "project" within the meaning of Section 15378 of the State A. CEQA Guidelines. (See State CEQA Guidelines, § 1560, subd. (c)(3) ["An activity is not subject to CEQA if...[t]he activity is not a project as defined in Section 15378"]. Here, the Resolution is not a "project" within the meaning of Section 15378 because the Resolution has no potential "for resulting in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment," as further discussed below. (State CEOA Guidelines, § 15738.)
- In the alternative, and if a project, this Resolution is exempt under State CEOA B. Guidelines section 15061(b)(3), the common sense exemption, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Notably, this Resolution will not result in any construction or development. Rather, this Resolution simply: (1) acquires the easement interest currently in favor of the Albany Lions Club, Lions International for ingress and egress to maintain an existing cross standing on a portion of the property; and (2) removes a standing cross from the property. For these reasons, the Resolution has no potential to result in a direct, or unforeseeable indirect, physical change in the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

1 2 SECTION 3. Compliance with California Code of Civil Procedure and California 3 Environmental Quality Act. There has been compliance by the City with the requirements of 4 section 1245.235 of the California Code of Civil Procedure regarding notice and hearing and with 5 the California Environmental Quality Act. 6 7 SECTION 4. Public Use. The public use for which the real property is required to be acquired by 8 the City of Albany for the elimination of a potential establishment clause violation and to provide 9 for an unencumbered public park in the City of Albany, Alameda County, California. Section 10 37350.5 of the California Government Code authorizes the City to acquire by eminent domain real 11 property necessary for such purposes. 12 13 SECTION 5. Description of Property. Attached and marked as Exhibit A is the legal description 14 and assessor map of the interest to be acquired by the City, which describes the general location 15 and extent of the property to be acquired with sufficient detail for reasonable identification. 16 17 **SECTION 6. Findings.** The City hereby finds and determines each of the following: 18 The public interest and necessity require the proposed project; (a) 19 (b) The proposed project is planned or located in the manner that will be most 20 compatible with the greatest public good and least private injury: 21 The real property described in **Exhibit A** is necessary for the proposed project; (c) 22 The offers required by section 7267.2 of the California Government Code were (d) 23 made; and 24 (e) The public use for this property is a more necessary use than the use for which the 25 property is appropriated. 26 27 28 - 3 -

SECTION 7. Use Not Unreasonably Interfering with Existing Public Use. Some or all of the underlying real property to be acquired is owned by the City as a public park. The legal descriptions regarding this ownership is on file with the City and describes the general location and extent of the public park sufficient detail for reasonable identification. In the event the herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, counsel for the City is authorized to acquire the real property subject to such existing public use(s) pursuant to section 1240.510 of the California Code of Civil Procedure.

SECTION 8. More Necessary Public Use. Some or all of the underlying real property to be acquired is owned by the City as a public park for existing public uses. The acquisition described herein is not believed to interfere with or impair the existing public use of the property. To the extent that the herein described use or uses will unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, the City finds and determines that the herein described use or uses are more necessary than said existing public use. Legal Counsel for the City is authorized to acquire the real property appropriated to such existing public use(s) pursuant to section 1240.610 of the California Code of Civil Procedure. Staff is further authorized to make such improvements to the real property being acquired that it determines is reasonably necessary to mitigate any adverse impact upon the existing public use.

SECTION 9. Further Activities. Legal Counsel for the City is hereby authorized to file legal proceedings necessary to acquire the hereinabove described real property interest in the name of and on behalf of the City by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Legal counsel is further authorized to take such steps as may be authorized and required by law, and to make such security

1 deposits as may be required by order of court, to permit the City to take possession of and use said 2 real property at the earliest possible time. Legal Counsel is further authorized to correct any errors 3 or to make or agree to non-material changes in the legal description of the real property that are 4 deemed necessary for the conduct of the condemnation action or other proceedings or transaction 5 required to acquire the subject real property. Legal Counsel is further authorized to reduce or 6 modify the extent of the interests or property to be acquired so as to reduce the compensation 7 payable in the action where such change would not substantially impair the reason for what the real 8 property is being acquired. 9 10 SECTION 10. This Resolution supersedes all prior resolutions to the extent that such resolutions 11 conflict with this Resolution 12 13 SECTION 11. Effective Date. This Resolution shall take effect upon adoption. 14 15 PASSED AND ADOPTED by the City Council of the City of Albany at its meeting on the 4th day 16 of April, 2022, by the following vote: 17 AYES: Council Members Gary, McQuaid, Nason, Tiedemann and Mayor Jordan 18 NOES: none 19 ABSENT: none 20 **ABSTAINED:** none 21 22 23 PRESTON JOKDAN, MAYOR 24 25 26 27 28 - 5 -

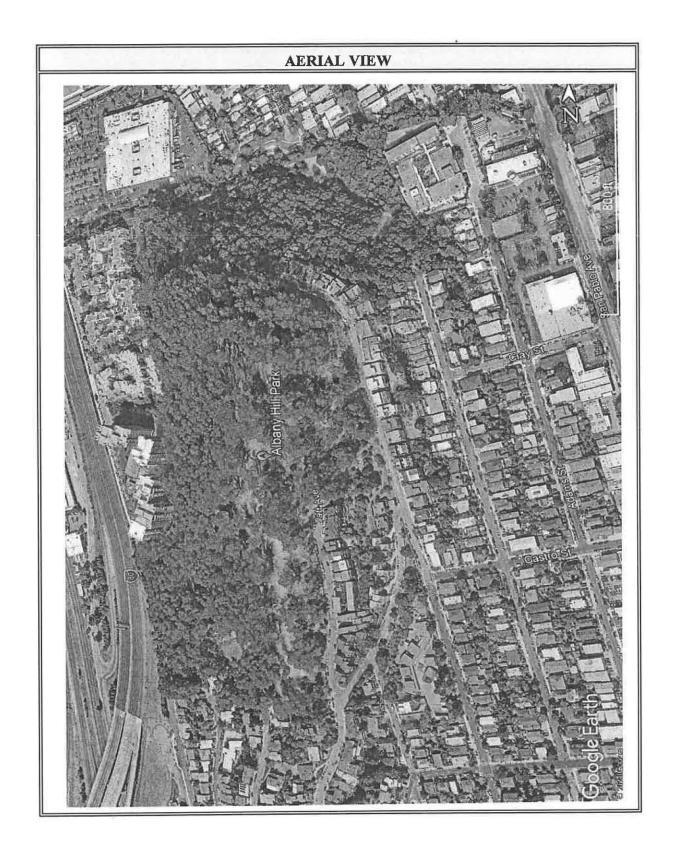
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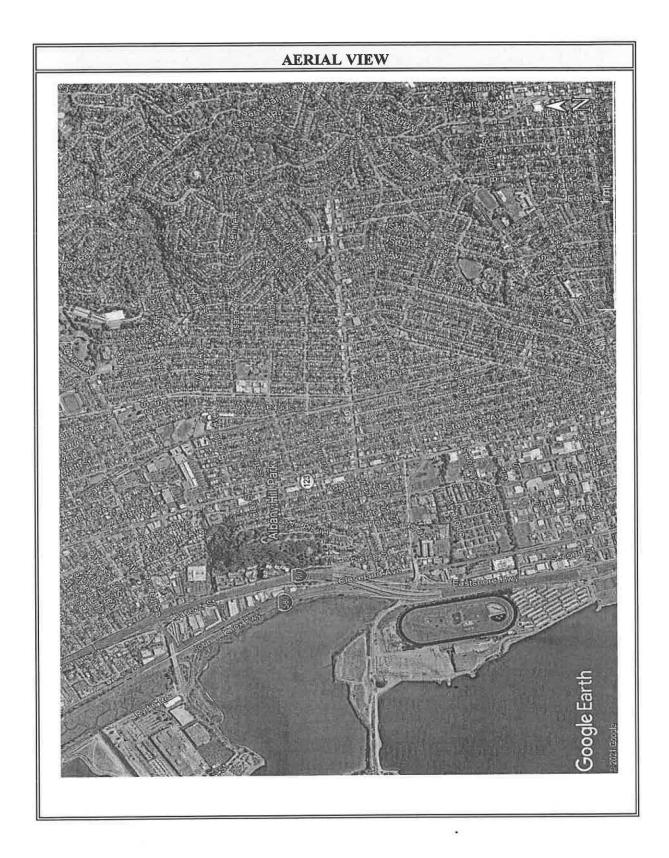
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APN: 66-2754-14-5, 40-3

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to be the present. I where south and instrument and arknewledged that Rhi WITNESS my found and official and.  James P. Anders Russe Typed or Proof	ine!	LOVERANA ISSUE  JANUS P. ANCHASCON  OUTANT FUND COLUMN  ALAMEDA COLUMN  By Continue Topins NA. 73, 1917
Title Order No		Print for Lendis Kin.







# City of Albany

1000 San Pablo Avenue • Albany, California 94706 (510) 528-5710 • www.albanyca.org

## RESOLUTION NO. 2022-32

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,

The 4th day of April, 2022, by the following votes:

AYES: Council Members Gary, McQuaid, Nason, Tiedemann and Mayor Jordan

NOES: none

ABSENT: none

ABSTAINED: none

RECUSED: none

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this 5th

day of April, 2022.

Anne Hsu

CITY CLERK