

**THE**A COPLEY  
LOS ANGELES  
NEWSPAPER

# Daily Breeze

**TUESDAY**STREET EDITION 35¢  
July 5, 1994  
Torrance, California  
100th year/Number 186  
© 1994 The Copley Press Inc.

## Print shop owner accepts settlement in Hawthorne dispute

By Chris Richard

STAFF WRITER

A businessman who lost his Hawthorne printing shop in 1991 to a redevelopment project that has yet to break ground has accepted \$400,000 to drop his claims against the city, the developers and two other businesses.

The settlement brings to \$796,000 the amount paid to shop owner Mike Slawinski in the dispute, said his attorney, Mark Underwood.

The city's portion of the latest settlement — \$237,500 — will be covered by the city Redevelopment Agency's insurance company, according to Bob Goldstein, the agency's lawyer in the

case.

The balance of the settlement was divided between Cloverleaf South Bay Inc., The Building Profit Corp. and Port & Flor Inc., according to a spreadsheet provided by Underwood. Representatives of the companies could not be reached for comment.

### Error not admitted

Goldstein said the settlement doesn't constitute an admission of error.

"Sometimes people choose to compromise even when they don't believe they are liable, to reduce expense," he said.

The dispute started in 1991 when

the city redevelopment agency ordered Slawinski out of his printing shop, which was on the site of the planned Cloverleaf development, a 28-acre urban village of pricey homes and upscale shops.

### Eminent domain

The agency took Slawinski's building on 145th Street in an eminent domain proceeding. By law, they were required to help pay to move his equipment and to store it for up to a year while they found him a new site.

But Slawinski claimed that officials from Building Profit and Port & Flor, the companies hired to move and store his equipment, instead offered to

guard his property if he kept it at his old shop. He agreed to the plan.

However, some of the equipment was stolen or vandalized, Slawinski claimed.

Slawinski demanded \$3 million as compensation for the loss of his building and equipment. He later accepted \$360,000 from the Redevelopment Agency for his building and loss of income and another \$36,000 for moving expenses.

### Project on hold

Meanwhile, the project remains in limbo while the Redevelopment Agency and the Cloverleaf developers quarrel over the schedules for transfers of

land and tax payments.

"That's one of the saddest things about this whole process," Underwood said. "This guy had a nice business running that he was happy with. That business was taken over to sell the land to another business. It wasn't like they were building a park. It was legal for them to do it. But now it's all gone down the toilet."

Slawinski said he plans to relocate his business to Camarillo because he's worried about crime in the South Bay. He said he is content with the deal.

■ Columnist John Bogert has the day off.