

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY



LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP)



SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY

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SECOND DISTRICT WILLOWBROOK

SECOND DISTRICT LRPMP SUMMARY RECOMMENDATIONS

Section 1 of 2

Second District summary recommendations:

The successor agency currently administers the following properties in the Second District.

Properties to be retained for redevelopment purposes:

118th and Wilmington TOD Project:

These properties are to be retained for a project identified in the 2009-2014 Willowbrook Five-Year Redevelopment Implementation Plan. These properties, when combined with other properties comprising the block bordered by 118th Street, 117th Street, and Wilmington Avenue will create a site large enough to support a significant Transit-Oriented Development with a library component.

1. 11743 S. Wilmington Avenue
2. 11746 Bandera Avenue
3. 11742 Bandera Avenue
4. 11750 Bandera Avenue
5. 11756 & 11758 Bandera Avenue
6. 1865 E. 118th Street
7. 11753 Wilmington Avenue
8. 11736 Bandera Avenue
9. 11732 Bandera Avenue

SECOND DISTRICT LRPMP SUMMARY RECOMMENDATIONS

Section 2 of 2

Properties to be sold to the County of Los Angeles:

Child Care Center:

These properties are to be sold to the County of Los Angeles for a daycare site and associated parking.

1. 1758 East 117th Street
2. 11731-11737 Holmes Avenue

Infill Park:

These properties are to be sold to the County of Los Angeles for a pocket park.

1. 'Vacant Lot 1700 block east 118th Street'
2. 11754 Holmes Avenue

Properties to be sold to the public:

1. 12617 and 12625 South Willowbrook Avenue
2. 12031 South Willowbrook Avenue
3. 11709 Holmes Avenue
4. 11714 Compton Avenue

LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

SECOND DISTRICT
WILLOWBROOK

SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 1 of 3

#	HSC 34191.5 (c)(1)(C)		Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value
	Address	APN #		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value		
2-1	11743 S. Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-901	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	05/25/95	\$56,869	\$66,561	Appraisal (pro rata share of combined site)	5/24/2012
2-2	11746 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-902	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	02/19/97	\$113,247	\$83,259	Appraisal (pro rata share of combined site)	5/24/2012
2-3	11742 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-903	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	12/26/97	\$96,536	\$77,367	Appraisal (pro rata share of combined site)	5/24/2012
2-4	11750 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-904	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	01/13/99	\$104,685	\$83,259	Appraisal (pro rata share of combined site)	5/24/2012
2-5	11756 & 11758 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-905	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	11/04/99	\$101,290	\$126,960	Appraisal (pro rata share of combined site)	5/24/2012
2-6	1865 E. 118th St., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-907	Vacant Land	Retain for development (partially acquired with Federal Funds)	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	07/22/05	\$312,907	\$65,666	Appraisal (pro rata share of combined site)	5/24/2012
2-7	11753 Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-908, 6149-016-909, 6149-016-910	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	3/28/2007	\$484,922	\$199,648	Appraisal (pro rata share of combined site)	5/24/2012
2-8	11736 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-911	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	6/27/2008	\$415,391	\$66,561	Appraisal (pro rata share of combined site)	5/24/2012
2-9	11732 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-912	Vacant Land	Retain for development	Transit-oriented mixed-use - Library, Commercial, Affordable Senior Housing	8/12/2011	\$344,015	\$102,434	Appraisal (pro rata share of combined site)	5/24/2012

Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 2 of 3

HSC 34191.5 (c)(1)(C)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
#	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/ revenue
2-1	11743 S. Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-901	3,197	C-2/ Neighborhood business	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$66,561	None	N/A
2-2	11746 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-902	3,999	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$83,259	None	N/A
2-3	11742 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-903	3,716	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$77,367	None	N/A
2-4	11750 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-904	3,999	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$83,259	None	N/A
2-5	11756 & 11758 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-905	6,098	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$126,960	None	N/A
2-6	1865 E. 118th St., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-907	3,154	C-2/ Neighborhood business	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$65,666	None	48% purchased with federal CDBG funds. use must conform to CDBG regulations
2-7	11753 Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-908, 6149-016-909, 6149-016-910	9,591	C-2/ Neighborhood business	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$199,648	None	N/A
2-8	11736 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-911	3,197	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$66,561	None	N/A
2-9	11732 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-912	4,920	R-2/ Two family residence	To be determined by development agreement	2013	Library. Vacant 118th St. site.	\$102,434	None	N/A

Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 3 of 3

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
#	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
2-1	11743 S. Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-901	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-2	11746 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-902	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-3	11742 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-903	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-4	11750 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-904	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed- use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-5	11756 & 11758 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-905	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed- use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-6	1865 E. 118th St., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-907	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-7	11753 Wilmington Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-908, 6149-016-909, 6149-016-910	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-8	11736 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-911	Site was evaluated in Phase I 2012. Nothing significant was found, recommendation for some very limited sampling.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development
2-9	11732 Bandera Ave., Los Angeles, CA 90059 (2nd District-118th St. site)	6149-016-912	Phase I completed and no recognized environmental conditions were found.	Less than 500' feet from Rosa Parks Station connecting MTA Green and Blue Lines	Provide Library and mixed-use transit-oriented development	Property acquired as part of larger site for library relocation and mixed-use development



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SUMMARY/NARRATIVE

WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 1 of 2

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
11743 South Wilmington Avenue, Los Angeles, CA 90059	6149-016-901	3,197	5/25/95	\$56,869	\$66,561	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11746 Bandera Avenue, Los Angeles, CA 90059	6149-016-902	3,999	02/19/97	\$113,247	\$83,259	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11742 Bandera Avenue, Los Angeles, CA 90059	6149-016-903	3,716	12/26/97	\$96,536	\$77,367	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11750 Bandera Avenue, Los Angeles, CA 90059	6149-016-904	3,999	01/13/99	\$104,685	\$83,259	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11756 & 11758 Bandera Avenue, Los Angeles, CA 90059	6149-016-905	6,098	11/04/99	\$101,290	\$126,960	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
1865 East 118 th Street, Los Angeles, CA 90059	6149-016-907	3,154	07/22/05	\$312,907	\$65,666	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11753 Wilmington Avenue, Los Angeles, CA 90059	6149-016-908, 6149-016-909, 6149-016-910	9,591	3/28/07	\$484,922	\$199,648	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11736 Bandera Avenue, Los Angeles, CA 90059	6149-016-911	3,197	6/27/08	\$415,391	\$66,561	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing
11732 Bandera Avenue, Los Angeles, CA 90059	6149-016-912	4,920	8/12/11	\$344,015	\$102,434	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use –Library, Commercial, Affordable Senior Housing

Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

SUMMARY/NARRATIVE

WILLOWBROOK – LIBRARY/TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 2 of 2

LIBRARY/TRANSIT ORIENTED DEVELOPMENT PROJECT:

These properties are to be retained for redevelopment purposes. The sites will be used to relocate the Willowbrook library and for mixed-use transit-oriented development as designated in the 2009-2014 Willowbrook Five-Year Redevelopment Implementation Plan. This site is located very close to the Rosa Parks Metro light rail station providing access to the Blue and Green rail lines. The price to be paid for the parcels will be determined by development agreement and the combined value of these parcels as a single large project will generate significant revenues over time for taxing entities.

CHILD CARE CENTER AND PUBLIC PARK

SECOND DISTRICT
WILLOWBROOK

SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

GRAY - WILLOWBROOK CHILD CARE CENTER PROJECT
WHITE – PUBLIC PARK PROJECT

Section 1 of 3

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
2-11	1758 E. 117th St., Los Angeles, CA 90059	6149-014-907	Vacant Land	Sell property	Sell property to County for child care center	12/14/1994	\$151,132	\$240,396.32	Comparable sales estimate \$10.54 psf	7/8/13
2-12	11731-11737 Holmes Ave. Los Angeles, CA 90059	6149-014-909	Vacant Land	Sell property	Sell property to County for Child care center	1/14/1998	\$219,554	\$211,875.08	Comparable sales estimate \$10.54 psf	7/8/13
2-13	Vacant lot 177/ E. 118th Street, Los Angeles, CA 90059	6149-015-900	Vacant Land	Sell property	Sell property to County for public park	8/16/1994	\$66,010	\$42,149.46	Comparable sales estimate \$10.54 psf	7/8/13
2-14	11754 Holmes Ave., Los Angeles, CA 90059	6149-015-902	Vacant Land	Sell property	Sell property to County for public park	2/1/2000	\$187,300	\$42,149.46	Comparable sales estimate \$10.54 psf	7/8/13

Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

GRAY - WILLOWBROOK CHILD CARE PROJECT
WHITE - WILLOWBROOK PUBLIC PARK PROJECT

Section 2 of 3

	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
#	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/ revenue
2-11	1758 E. 117th St., Los Angeles, CA 90059	6149-014-907	22,808	R-2/ Two family residence	\$240,396.32	2013	Blight removal, possible expansion of Charles Drew University Campus	\$240,396.32	None	N/A
2-12	11731-11737 Holmes Ave., Los Angeles, CA 90059	6149-014-909	20,102	R-2/ Two family residence	\$211,875.08	2013	Blight removal, possible expansion of Charles Drew University Campus	\$211,875.08	None	N/A
2-13	Vacant lot 177/ E. 118th Street, Los Angeles, CA 90059	6149-015-900	3,999	R-2/ Two family residence	\$42,149.46	2013	Hospital Associated Development	\$42,149.46	None	N/A
2-14	11754 Holmes Ave., Los Angeles, CA 90059	6149-015-902	3,999	R-2/ Two family residence	\$42,149.46	2013	Hospital Associated Development	\$42,149.46	None	N/A

Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

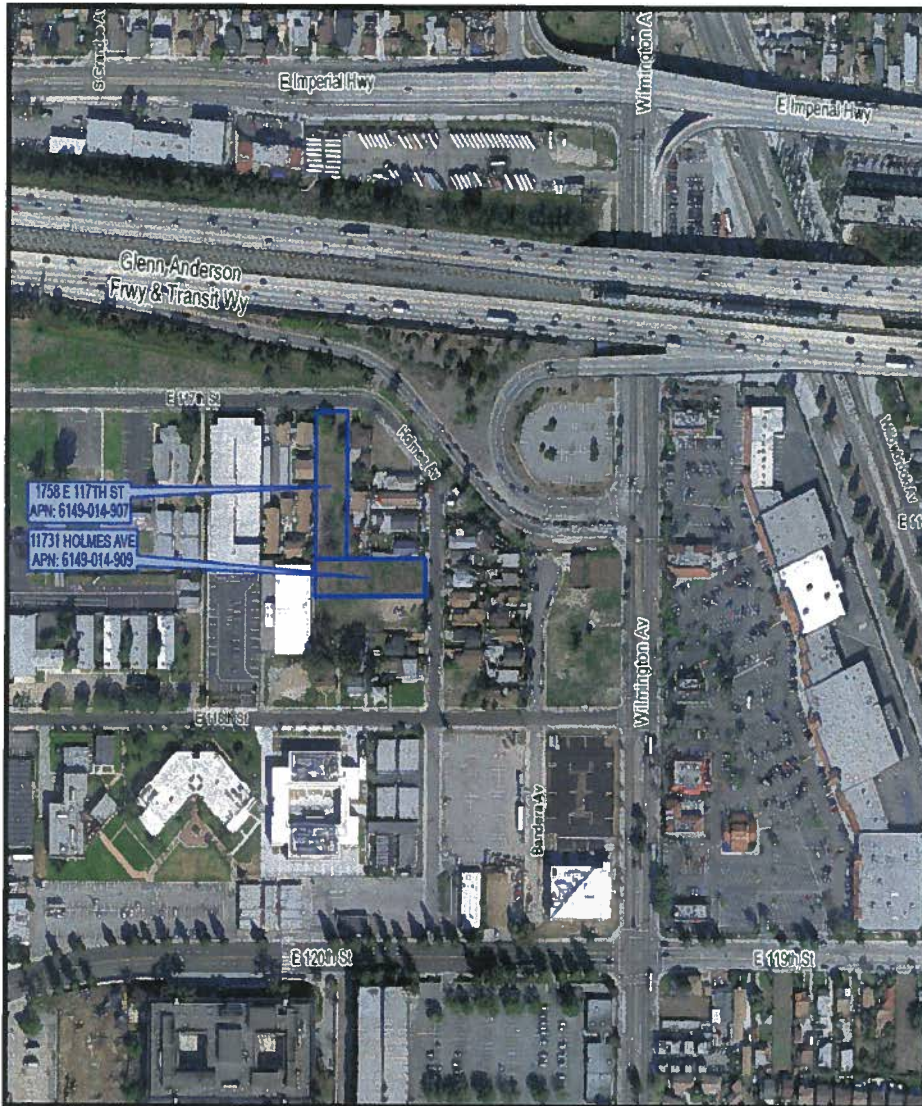
SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

GRAY - WILLOWBROOK CHILD CARE PROJECT
WHITE - WILLOWBROOK PUBLIC PARK PROJECT

Section 3 of 3

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
#	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
2-11	1758 E. 117th St., Los Angeles, CA 90059	6149-014-907	Exxon conducted a Phase I. Report was not sent to CDC Environmental Section.	Within 1000' of Rosa Parks Station	Provide relocated child care site	N/A
2-12	11731-11737 Holmes Ave., Los Angeles, CA 90059	6149-014-909	Exxon conducted a Phase I. Report was not sent to CDC Environmental Section.	Within 1000' of Rosa Parks Station	Provide relocated child care site	N/A
2-13	Vacant lot 177/ E. 118th Street, Los Angeles, CA 90059	6149-015-900	No report.	N/A	Provide open space in urban area	N/A
2-14	11754 Holmes Ave., Los Angeles, CA 90059	6149-015-902	Phase I report sent for imaging in 2002 never received record.	N/A	Provide open space in urban area	N/A

SECOND DISTRICT WILLOWBROOK – CHILD CARE PROJECT



SUMMARY/NARRATIVE

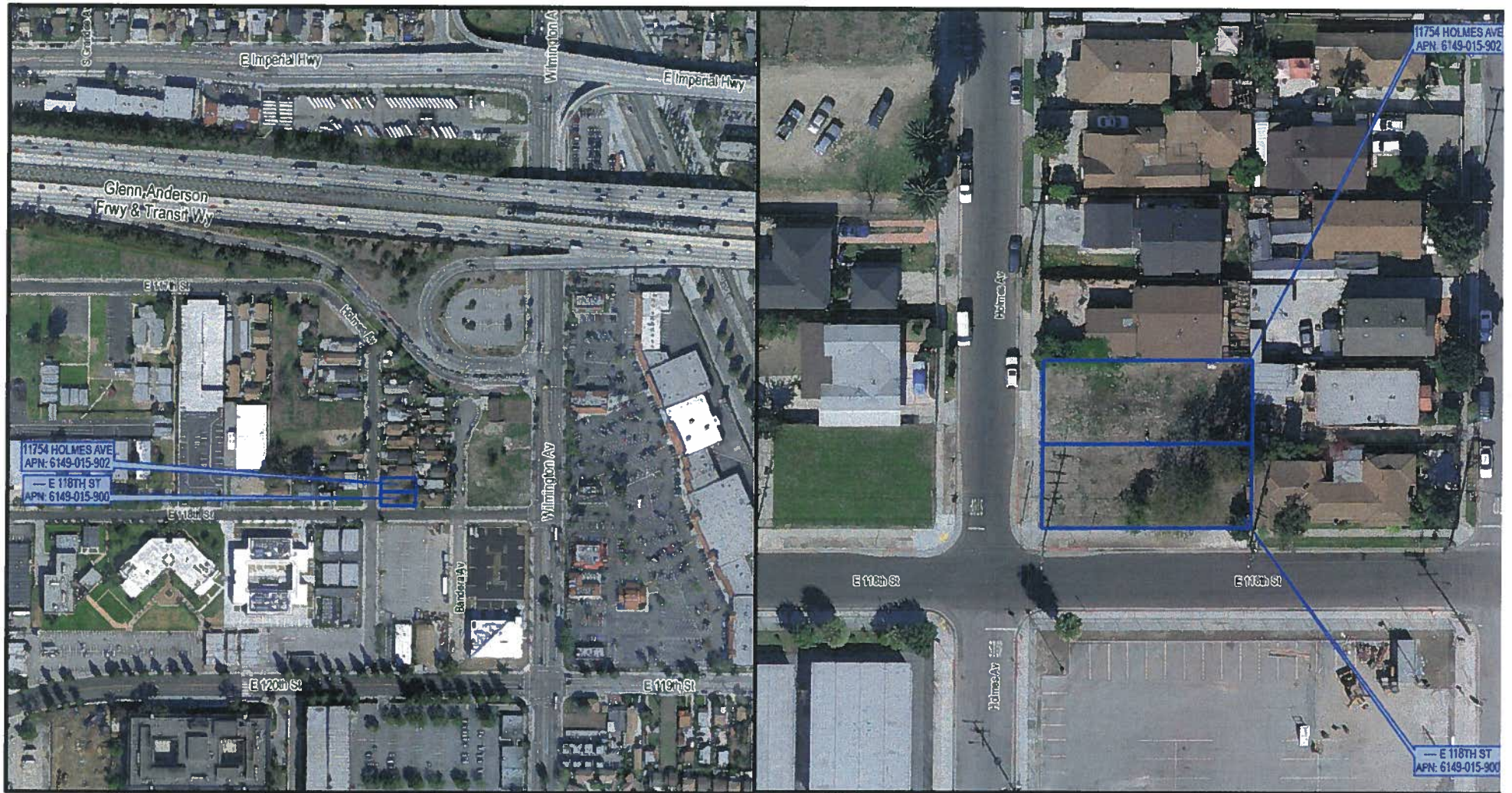
WILLOWBROOK – CHILD CARE PROJECT

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
1758 East 117 th Street, Los Angeles, CA 90059	6149-014-907	22,808	12/14/94	\$151,132	\$240,396.32	\$240,396.32	Sell to Los Angeles County for child care center
11731-11737 Holmes Avenue, Los Angeles, CA 90059	6149-014-909	20,102	1/14/98	\$219,554	\$211,875.08	\$211,875.08	Sell to Los Angeles County for child care center

CHILD CARE PROJECT:

These two properties are to be sold to Los Angeles County at fair market value for use as a child care center to address a need for these services in the area. The County will reimburse taxing entities their proportionate share of the sale price.

SECOND DISTRICT WILLOWBROOK – PUBLIC PARK PROJECT



Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

SUMMARY/NARRATIVE

WILLOWBROOK – PUBLIC PARK PROJECT

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
Vacant Lot 177/E. 118 th Street, Los Angeles, CA 90059	6149-015-900	3,999	8/16/94	\$66,010	\$42,149.46	\$42,149.46	Retain for Government use/ Sell property to County for public park
11754 Holmes Avenue, Los Angeles, CA 90059	6149-015-902	3,999	2/1/00	\$187,300	\$42,149.46	\$42,149.46	Retain for Government use/ Sell property to County for public park

PUBLIC PARK PROJECT:

These two properties are to be sold to Los Angeles County at fair market value for a public park. This will be an important addition to an urban area currently lacking in open space. The County will reimburse taxing entities their proportionate share of the sales price.

PROPERTIES TO BE SOLD

SECOND DISTRICT WILLOWBROOK

SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WILLOWBROOK – INDIVIDUAL PROPERTIES

Section 1 of 3

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
2-10	12617 & 12625 S. Willowbrook, Compton, CA 90222	6152-002-900, 6152-002-901	Vacant Land	Sell Property	Sell to public	6/26/2006	\$892,995	\$471,299.50	Comparable sales estimate - \$15.13 psf	7/8/2013
2-15	12031 S. Willowbrook Ave., Compton, CA 90222	6150-006-902	Vacant Land	Sell Property	Sell to public	11/21/1996	\$117,714	\$173,995	Comparable sales estimate - \$15.13 psf	7/8/2013
2-16	11908 & 11908 1/2 Wilmington Ave., Los Angeles CA 90059	6150-007-924	Vacant Land	Sell Property	Sell to public	5/19/1999	\$70,559	\$128,635	Comparable sales estimate - \$19.79 psf	7/8/2013
2-17	11709 Holmes Ave., Los Angeles, CA 90059	6149-014-908	Vacant Land	Sell Property	Sell to public	9/5/2000	\$37,100	\$78,154.10	Comparable sales estimate - \$10.54 psf	7/8/2013
2-18	11714 Compton Ave., Los Angeles, CA 90059	6149-011-905	Vacant Land	Sell Property	Sell to public	1/27/2005	\$79,499	\$31,588.38	Comparable sales estimate - \$10.54 psf	7/8/2013

SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

WILLOWBROOK – INDIVIDUAL PROPERTIES

Section 2 of 3

#	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/ revenue
2-10	12617 & 12625 S. Willowbrook, Compton, CA 90222	6152-002-900, 6152-002-901	31,150	R-3/ Limited multiple residence	Fair market value	2014	Affordable Housing	\$471,299.50	None	N/A
2-15	12031 S. Willowbrook Ave., Compton, CA 90222	6150-006-902	11,500	R-3/ Limited multiple residence	Fair market value	2014	Affordable Housing	\$173,995	None	N/A
2-16	11908 & 11908 1/2 Wilmington Ave., Los Angeles CA 90059	6150-007-924	6,500	C-2/ Neighborhood business	Fair market value	2014	Affordable Housing	\$128,635	None	N/A
2-17	11709 Holmes Ave., Los Angeles, CA 90059	6149-014-908	7,415	R-2/ Two family residence	Fair market value	2014	Blight Elimination	\$78,154.10	None	N/A
2-18	11714 Compton Ave., Los Angeles, CA 90059	6149-011-905	2,997	R-2/ Two family residence	Fair market value	2014	Blight Elimination	\$31,588.38	None	N/A

SECOND DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

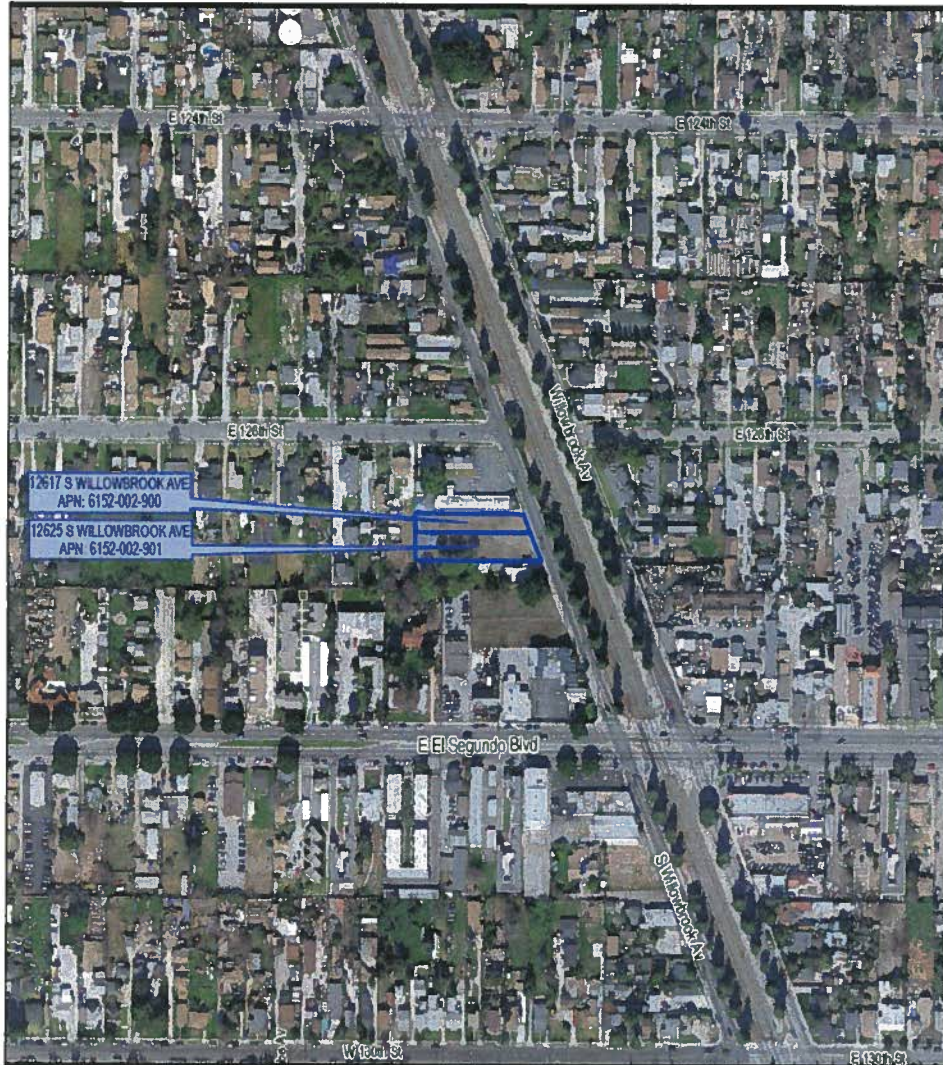
WILLOWBROOK – INDIVIDUAL PROPERTIES

Section 3 of 3

#	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
2-10	12617 & 12625 S. Willowbrook, Compton, CA 90222	6152-002-900, 6152-002-901	Phase I completed in 2006 and no recognized environmental conditions were found.	N/A	N/A	RDA dissolution halted activity
2-15	12031 S. Willowbrook Ave., Compton, CA 90222	6150-006-902	No report	N/A	N/A	RDA dissolution halted activity
2-16	11908 & 11908 1/2 Wilmington Ave., Los Angeles CA 90059	6150-007-924	No report	N/A	N/A	RDA dissolution halted activity
2-17	11709 Holmes Ave., Los Angeles, CA 90059	6149-014-908	No report	N/A	N/A	RDA dissolution halted activity
2-18	11714 Compton Ave., Los Angeles, CA 90059	6149-011-905	No report	N/A	N/A	RDA dissolution halted activity

SECOND DISTRICT

WILLOWBROOK – 12617 & 12625 SOUTH WILLOWBROOK AVENUE



SUMMARY/NARRATIVE

WILLOWBROOK – 12617 & 12625 SOUTH WILLOWBROOK AVENUE

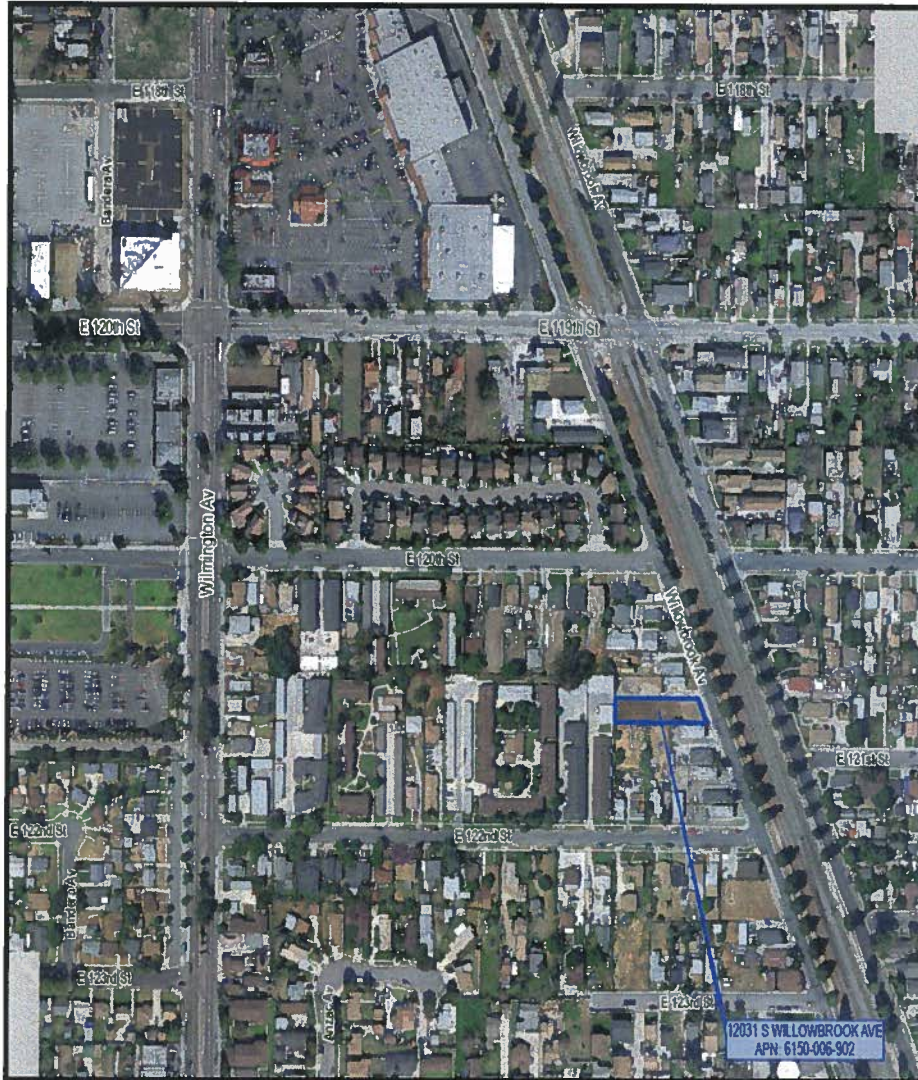
Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
12617 & 12625 South Willowbrook Avenue, Compton, CA 90222	6152-002-900, 6152-002-901	31,150	6/26/06	\$892,995	\$471,299.50	Fair market value	Sell to Public/ Two lots (Willowbrook Avenue and 126 th)

12617 & 12625 SOUTH WILLOWBROOK AVENUE:

These properties are to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

SECOND DISTRICT

WILLOWBROOK – 12031 SOUTH WILLOWBROOK AVENUE



SUMMARY/NARRATIVE

WILLOWBROOK – 12031 SOUTH WILLOWBROOK AVENUE

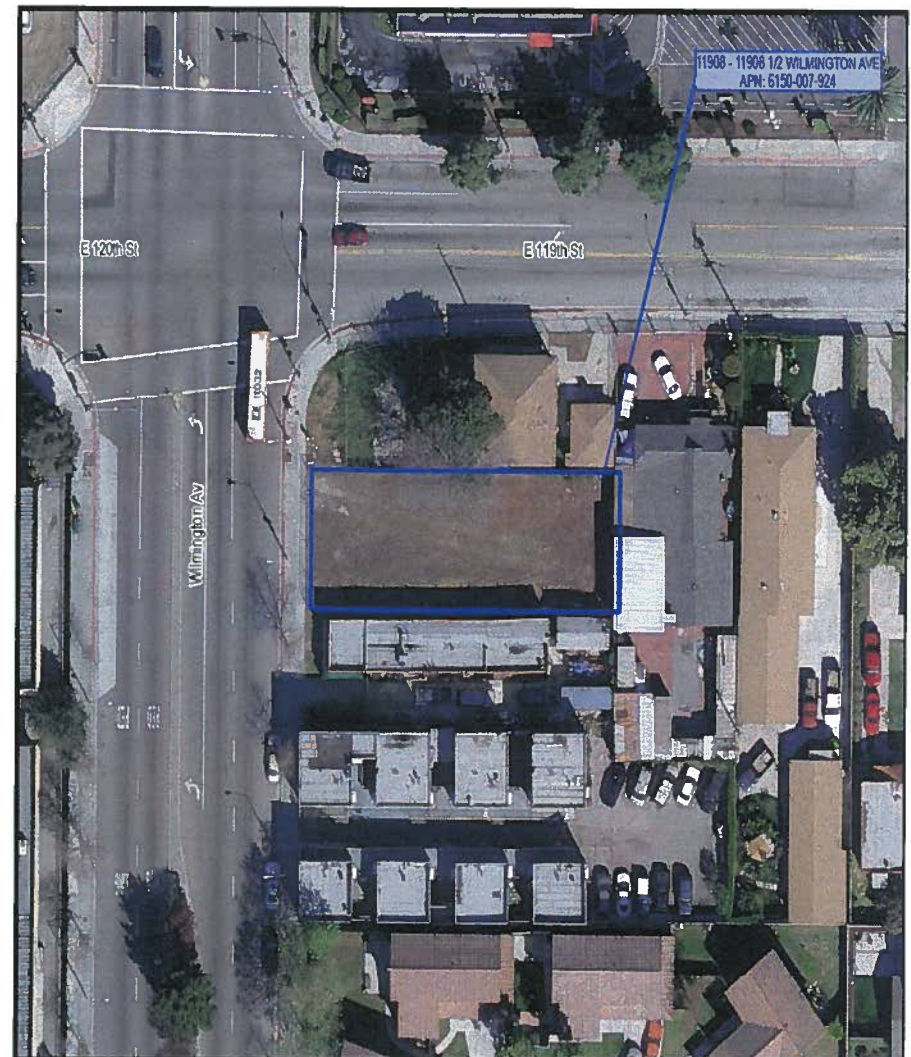
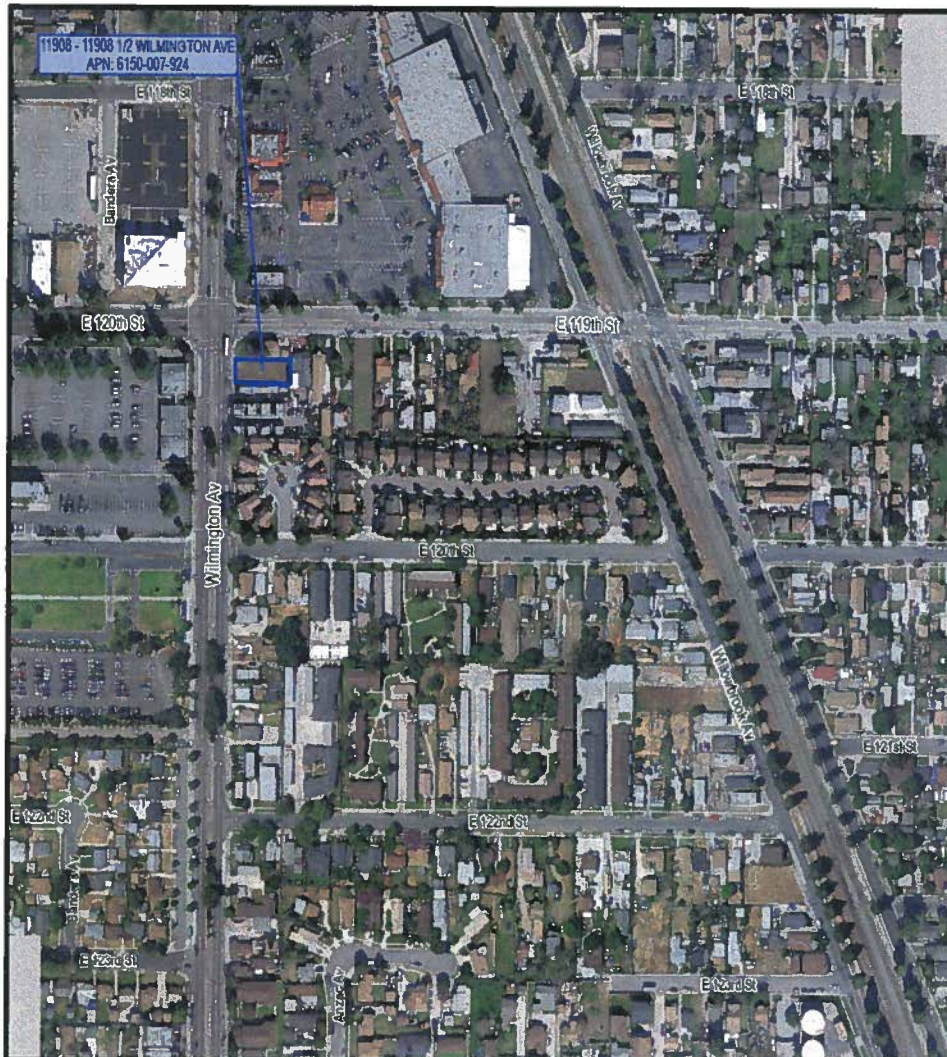
Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
12031 South Willowbrook Avenue, Compton, CA 90022	6150-006-902	11,500	11/21/96	\$117,714	\$173,995	Fair market value	Sell to Public

12031 SOUTH WILLOWBROOK AVENUE:

This property is to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

SECOND DISTRICT

WILLOWBROOK – 11908 & 11908 ½ WILMINGTON AVENUE



SUMMARY/NARRATIVE

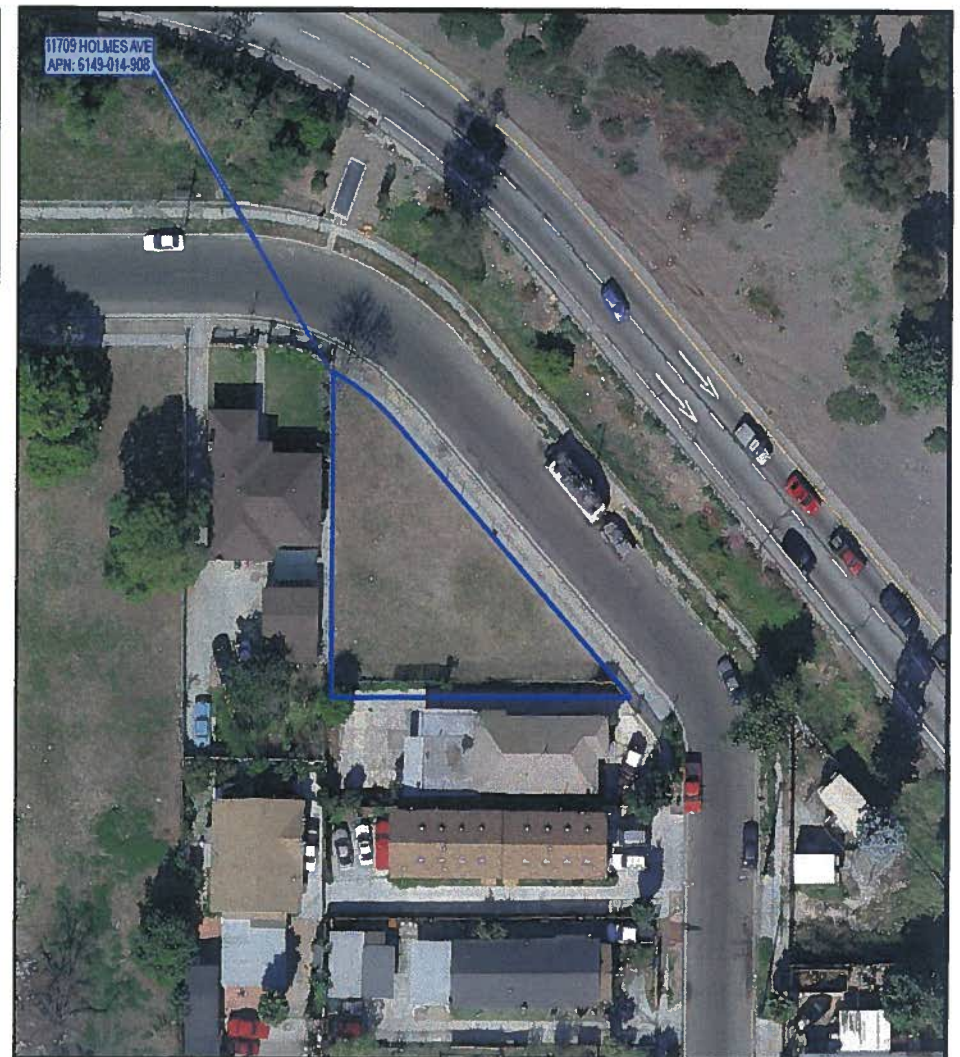
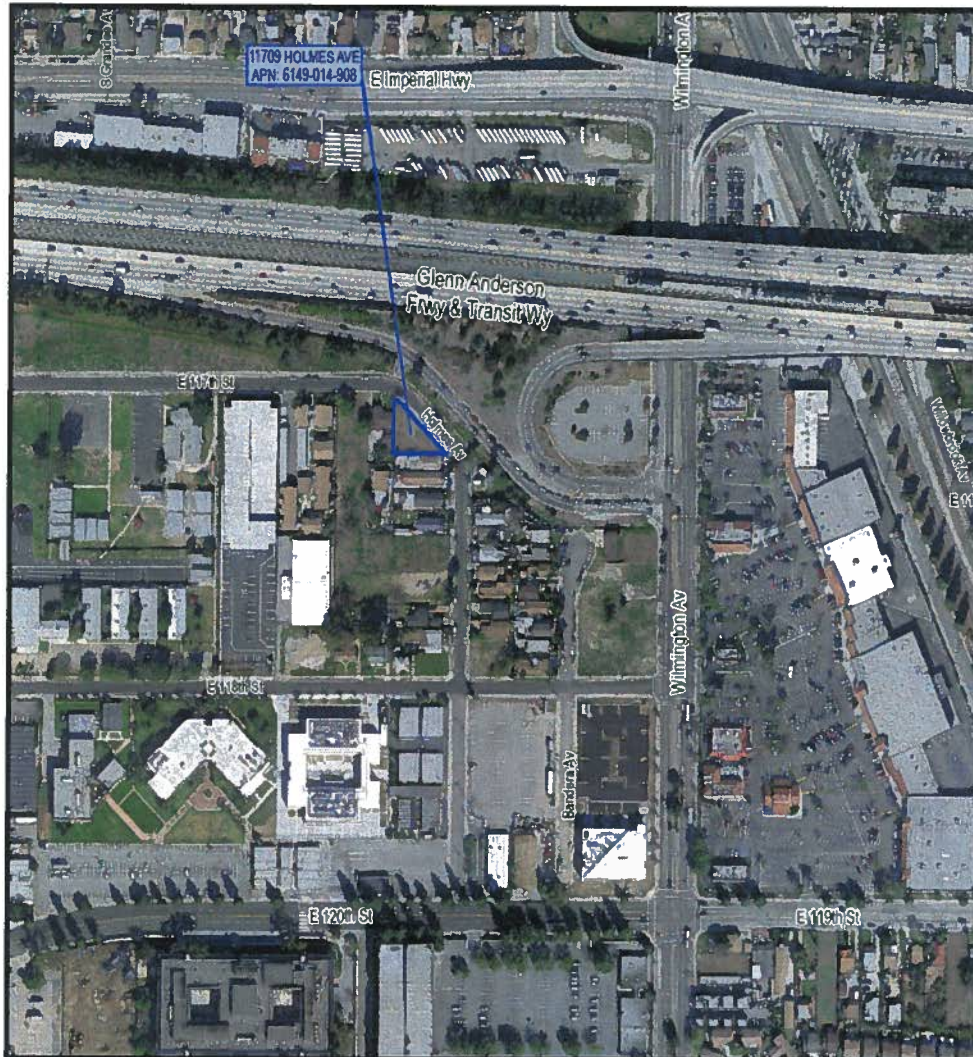
WILLOWBROOK – 11908 & 11908 ½ WILMINGTON AVENUE

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
11908 & 11908 ½ Wilmington Avenue, Los Angeles, CA 90059	6150-007-924	6,500	5/19/99	\$70,559	\$128,635	Fair market value	Sell to Public

11908 & 11908 ½ WILMINGTON AVENUE:

These properties are to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

SECOND DISTRICT
WILLOWBROOK – 11709 HOLMES AVENUE



SUMMARY/NARRATIVE

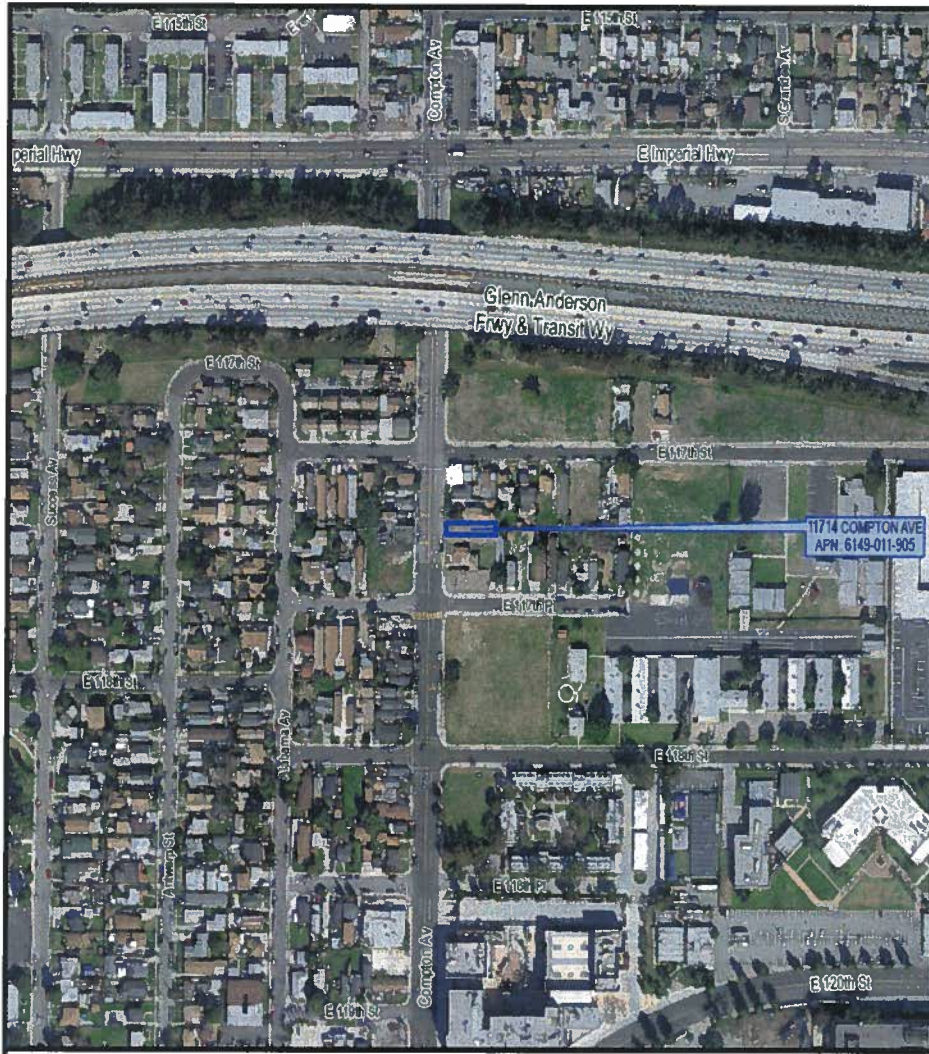
WILLOWBROOK – 11709 HOLMES AVENUE

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
11709 Holmes Avenue, Los Angeles, CA 90059	6149-014-908	7,415	9/25/00	\$37,100	\$78,154.10	Fair market value	Sell to Public

11709 HOLMES AVENUE:

This property is to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.

SECOND DISTRICT
WILLOWBROOK – 11714 COMPTON AVENUE



Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

SUMMARY/NARRATIVE

WILLOWBROOK – 11714 COMPTON AVENUE

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
11714 Compton Avenue, Willowbrook, CA 90059	6149-011-905	2,997	1/27/05	\$79,499	\$31,588.38	Fair market value	Sell to public

11714 COMPTON AVENUE:

This property is to be sold to the public at fair market value pursuant to State laws and Los Angeles County ordinances and policies regulating such sales.