

December 22, 2015

Mr. Will Kaholokula, Director of Finance and Administrative Services
City of Bell Gardens
7100 Garfield Avenue
Bell Gardens, CA 90201

Dear Mr. Kaholokula:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Bell Gardens Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on June 12, 2014. The Agency subsequently submitted a revised LRPMP to Finance on December 3, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on October 16, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP. Our approval of the LRPMP also took into account the following statements made by the Agency, which does not require the Agency to submit a revised plan:

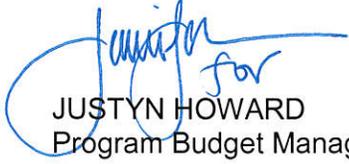
- Property Nos. 4, 6, and 9 (Assessor's Parcel Number (APN) 6328-012-049 through 6328-012-064, 6328-012-066, 6227-004-024, and 6227-004-800) will be sold at fair market value and the proceeds of the sale will be used to pay enforceable obligations.
- The LRPMP proposes to sell the parcel located at 6800 Eastern Avenue (APN 6328-012-047) as part of Property No. 4 – Los Jardines Shopping Center. Based on review of the Grant Deed dated April 19, 1991, the property was acquired by the City of Bell Gardens. Since the City owns the above real property, it was not necessary to list it on the LRPMP.

In accordance with HSC section 34191.4 (a), upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 (a) the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

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Please direct inquiries to Kylie Oltmann, Supervisor, or Nicole Prisakar, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Mr. John Oropeza, Assistant City Manager, City of Bell Gardens
Ms. Kristina Burns, Manager, Department of Auditor-Controller, Los Angeles County