

June 18, 2014

Mr. Otis Ginoza, Deputy City Manager  
City of Lawndale  
14717 Burin Avenue  
Lawndale, CA 90260

Dear Mr. Ginoza:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Lawndale Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on August 1, 2013. The Agency subsequently submitted a revised LRPMP to Finance on May 22, 2014. 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 April 12, 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 corresponding Oversight Board (OB) Resolution No. 2014-9, which specified:

- The permissible use for properties located at 15801, 15811, and 15821 Hawthorne Boulevard, and 14611 Firmona Avenue is changed from Retain for Future Development to Sale of Property.
- The proceeds from the sale of properties will be used to fulfill enforceable obligations or remitted to the County Auditor-Controller for distribution to taxing entities.

The following errors were noted during our review, but do not require a revised plan to be submitted:

- OB Resolution No. 2014-9 inadvertently excluded the property located at 4432 Manhattan Beach Boulevard as a Sale of Property. The property is part of a series of parcels to be sold, as such; the permissible use is changed to Sale of Property.
- Properties located at 15801, 15811, and 15821 Hawthorne Boulevard inadvertently excluded APN numbers 4074-001-901 and 4074-001-902.
- Incorrect APN number for the property located at 4432 Manhattan Beach Boulevard. The correct APN is 4074-001-907.

In accordance with HSC section 34191.4, 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 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.

Agency actions taken pursuant to a Finance approved LRPMP which requires the Agency to enter into a new agreement are subject to oversight board (OB) approval per HSC section 34181 (f). Any OB action approving a new agreement in connection with the LRPMP should be submitted to Finance for approval.

Pursuant to HSC section 34167.5 and 34178.8, the California State Controller's Office (Controller) has the authority to claw back assets that were inappropriately transferred to the city, county, or any other public agency. Determinations outlined in this letter do not in any way eliminate the Controller's authority. Should the Controller claw back real property assets not contemplated in the existing approved LRPMP, the LRPMP must be revised to include these additional real assets. The revised LRPMP must be approved by the OB and Finance before the disposition of the clawed back assets can occur.

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

Sincerely,



for

JUSTYN HOWARD  
Assistant Program Budget Manager

cc: Mr. Ken Louie, Finance Director, City of Lawndale  
Ms. Kristina Burns, Manager, Department of Auditor-Controller, Los Angeles County  
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State  
Controller's Office  
California State Controller's Office