

December 31, 2015

Ms. Terri Simon, Redevelopment Specialist  
City of Richmond  
450 Civic Center Plaza, 2nd floor  
Richmond, CA 94804

Dear Ms. Simon:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Richmond Successor Agency (Agency) submitted an Oversight Board (OB) approved Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 9, 2015.

The Agency received a Finding of Completion on December 9, 2014. 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.

However, Finance notes the following during its review, but does not require a revised plan to be submitted:

- Property Nos. 3, 4, 9, and 10 – The Agency proposes to convey these small landlocked parcels to the adjacent property owners for a nominal amount, and net proceeds from the sale will be distributed to the taxing entities. Finance reminds the Agency that should the property owners decline the offer to purchase the parcels, that the LRPMP disposition remains unchanged, and the parcels must be disposed of pursuant to the approved LRPMP.
- Property Nos. 11, 14, 15, 17, 18, 22, and 25 – The LRPMP indicates the City of Richmond (City) will enter into compensation agreements with the affected taxing entities prior to any future disposition of properties retained for future development. However, Finance reminds the Agency that, pursuant to HSC section 34180 (f), if a city wishes to retain any properties for future redevelopment activities, it must reach a compensation agreement with the affected taxing entities.

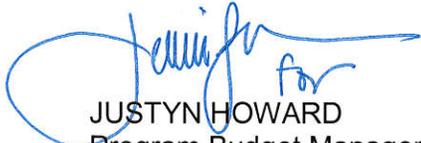
Therefore, compensation agreements are based upon negotiations between the City and the affected taxing entities, and are not necessarily dependent upon the sale of the parcels at some point in the future. The transfer of properties for future development to the City is deemed effective as of the date of this letter.

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.

Please direct inquiries to Nichelle Thomas, Supervisor, or Alex Watt, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD  
Program Budget Manager

cc: Mr. Chadrick Smalley, Manager, City of Richmond  
Mr. Bob Campbell, Auditor-Controller, Contra Costa County