DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

October 9, 2013

Mr. Alex Kung, Assistant to the City Administrator
City of Vernon
4305 Santa Fe Avenue
Vernon, CA 90058

Dear Mr. Kung:

Subject: Long Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Vernon Successor Agency (Agency) submitted a Long Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on July 20, 2013. 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 17, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of both the properties listed on the LRPMP.

It is our understanding GBD Properties will acquire one of the properties at its approximate appraised value and develop it in accordance with the purchase and sale agreement with the proceeds of the sale used for Agency obligations. It is also our understanding the other property will be either developed into the 710 freeway or used for Fire Station 4, a government use.

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 are subject to oversight board (OB) approval per HSC section 34181 (f). Any subsequent OB actions addressing the Agency's implementation of the approved LRPMP should be submitted to Finance for approval.
Please direct inquiries to Kylie Le, Supervisor or Michael Barr, Lead Analyst at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: on next page

Mr. Gustavo Lamanna, Counsel to Successor Agency
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor Controller
California State Controller's Office
Mr. Steven Mar, Bureau Chief, Local Government Audit Bureau, California State Controller's Office
California State Controller's Office