

RESOLUTION NO. 2015.11

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Community Redevelopment Agency of the City of Compton (the "Former Agency") transferred to the control of the Successor Agency to the Former Agency (the "Successor Agency") by operation of law;

WHEREAS, the Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties of the Former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c);

WHEREAS, pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF;

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

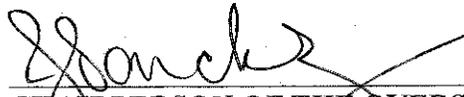
Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this

Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary to implement changes required by the DOF as a condition of the DOF's approval of the LRPMP and to submit such modified LRPMP to the DOF.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

ADOPTED this 23rd day of DECEMBER, 2015.



CHAIRPERSON OF THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON

ATTEST:



SECRETARY TO THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF COMPTON)

I, Estevan Padilla, Secretary to the Oversight Board to the Successor Agency to the Community Redevelopment Agency of the City of Compton, hereby certify that the foregoing resolution was adopted by the Board, signed by the Chairperson, and attested by the Secretary at the ~~December~~ meeting thereof held on the 23rd day of December, 2015.

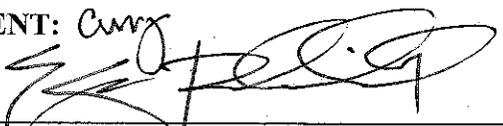
Oversight Board

That said resolution was adopted by the following vote, to wit:

AYES: *Alvarez, Harris, Martinez, Sanchez*

NOES: *NONE*

ABSENT: *Curry*



SECRETARY TO THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON

Exhibit A – Long-Range Property Management Plan

EXHIBIT A
Long-Range Property Management Plan

Long Range Property Management Plan

**Successor Agency to the Community Redevelopment Agency of
the City of Compton**

Date: December 22, 2015

Introduction

This Long Range Property Management Plan (LRPMP) has been prepared by the Successor Agency to the Community Redevelopment Agency of the City of Compton (Successor Agency) pursuant to Health and Safety Code (HSC) Section 34191.5. This LRPMP addresses the disposition and use of the real properties of the former Community Redevelopment Agency of the City of Compton (Former Agency).

Appendix A, under separate cover, and Appendix B, attached hereto, are incorporated herein. Appendix A is the LRPMP Tracking Worksheet and Appendix B includes an inventory of all properties of the Former Agency, consisting of 23 properties (some of which consist of multiple properties combined together) and the proposed disposition of each property.

This Plan places the properties into the following categories of permissible uses:

A. Properties to be Transferred to the City for Governmental Use

Property Nos: 3, 4, 5, and 9

B. Properties to be Sold

Property Nos: 1, 2, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23

EXHIBIT B

Property Inventory and Disposition

**Successor Agency to the Community Redevelopment Agency of
the City of Compton**

Date: December 22, 2015

Exhibit B-1

1. 2901 West Alondra Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6139-024-900
Address	2901 W Alondra Blvd
Lot Size	40,075
Current Zoning	Mixed Use (MU)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$58,940
Date/Value Basis for Estimate	3/2/2009/Book
Revenue Generated By Property	\$0
Contractual Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	3/2/2009
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$58,940

History of Environmental Contamination, Studies and/or Remediation, and Designation as a Brownfield Site

Yes. The site was adjacent to a former landfill and could be a potential candidate for brownfield designation

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

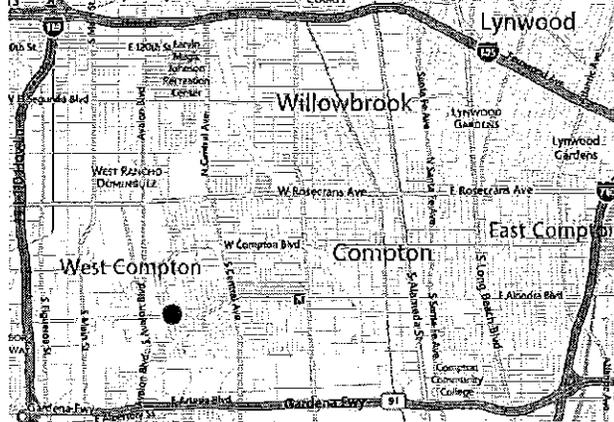
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-2

2. **2815-2875 West Alondra Boulevard (To Be Sold)**

The property has a deep orientation, which is located mid-block adjacent to electrical towers. .



Property Inventory Information

Parcel Data

APN	6139-028-900
Address	2815-2875 W Alondra Blvd
Lot Size	779,724
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$1,146,774
Date/Value Basis for Estimate	3/2/2009/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	3/2/2009
-------------------------	----------

Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$1,146,774

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

Yes. This site was a previous landfill and is a potential Brownfield site.

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

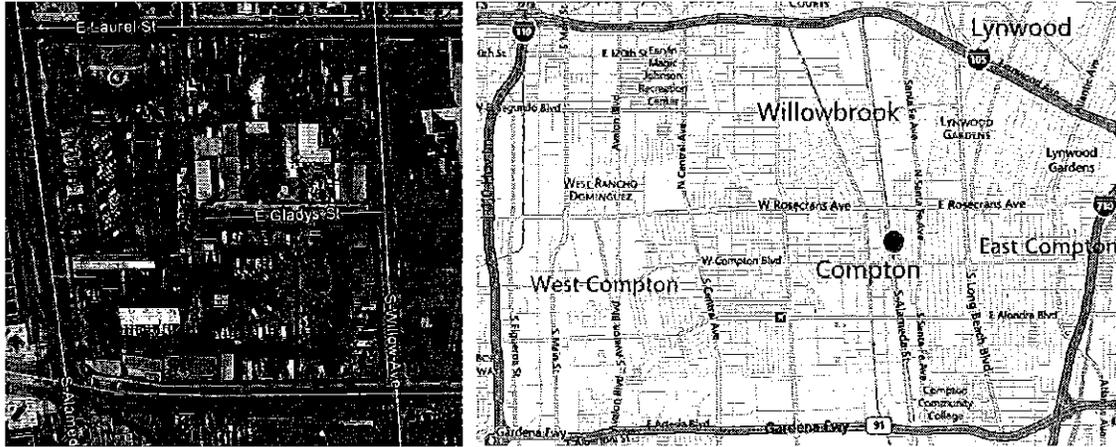
The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-3

3 458 South Alameda Street (Transfer to City for Governmental Use)
The property is located in an industrial area, adjacent to train tracks.



Property Inventory Information

Parcel Data

APN	6179-004-900
Address	458 S. Alameda St.
Lot Size	358,500
Current Zoning	Light Industrial (LI)
Current Use	Public Facility

Current Value and Revenue Generation

Estimate of Current Value	\$4,485,000
Date/Value Basis for Estimate	12/29/2010/Market Value Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	12/29/2010
-------------------------	------------

Acquisition Purpose	For governmental use- Public Works Maintenance Yard
Value at Time of Acquisition	\$4,485,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

Yes. The Site has history of environmental contamination

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The property is within half a mile radius from the Metro Blue Line Station located in the downtown Compton

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Proceeds

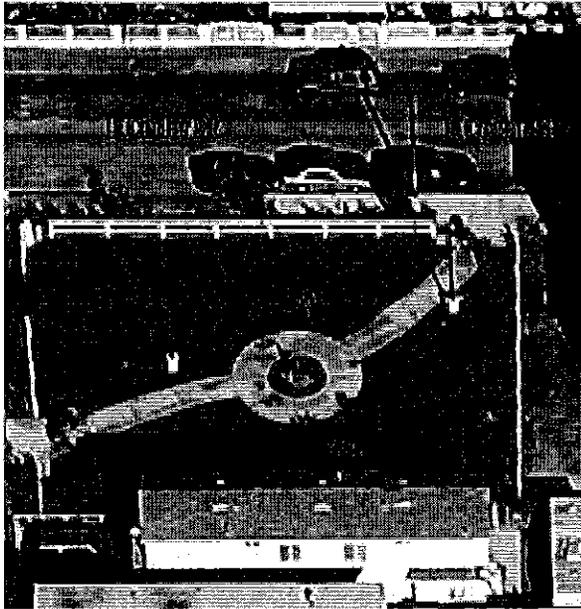
This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. If the City subsequently sells this property for a non-governmental use, treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal law, as determined by Bond Counsel. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Property Disposition

Transfer to the City for maintenance as a Public Works Maintenance Yard.

Exhibit B-4

4. 106 East Cedar Street (Transfer to City for Governmental use- Maintenance of Site as Public Park)



This site is located in a primarily residential neighborhood.

Property Inventory Information

Parcel Data

APN	6166-004-091
Address	106 E Cedar St
Lot Size	7,497
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$127,449
Date/Value Basis for Estimate	2006/Book

Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$127,449

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The site has potential for Transit Oriented Development because of its close proximity to the MLK Transit Center (Metro Blue Line)

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

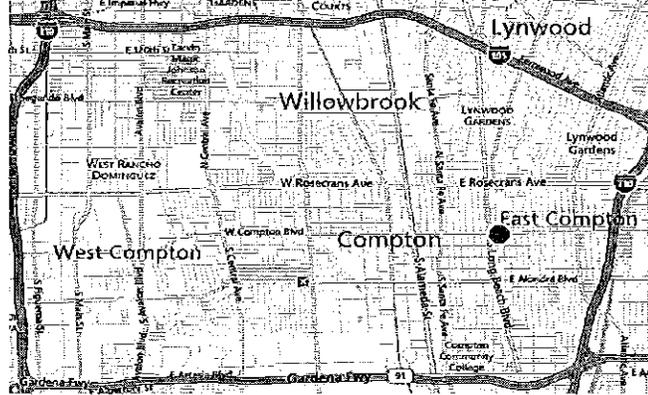
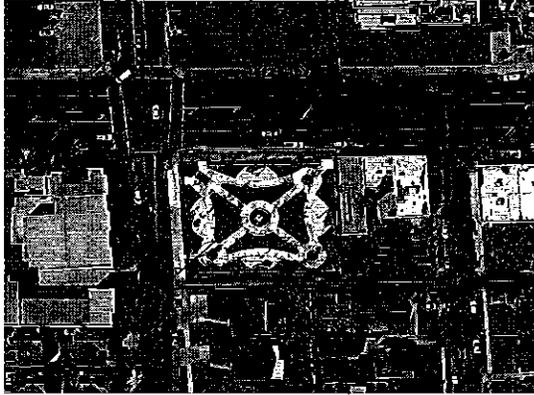
Deed Restricted for use of site as Public Park

Property Disposition

Transfer to the City for maintenance as Public Park.

Exhibit B-5

5. 1500 – 1520 East Compton Boulevard/115 South Bullis Road (Transfer to City for Governmental Use-Maintenance of site as Public Park)



Property Inventory Information

Parcel Data

APN	6183-025-900
Address	1500-1520 E Compton Blvd / 115 S. Bullis Rd
Lot Size	21,315
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$255,780
Date/Value Basis for Estimate	2006/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight

Value at Time of Acquisition	\$255,780
------------------------------	-----------

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

Deed restricted for use of site as Public Park

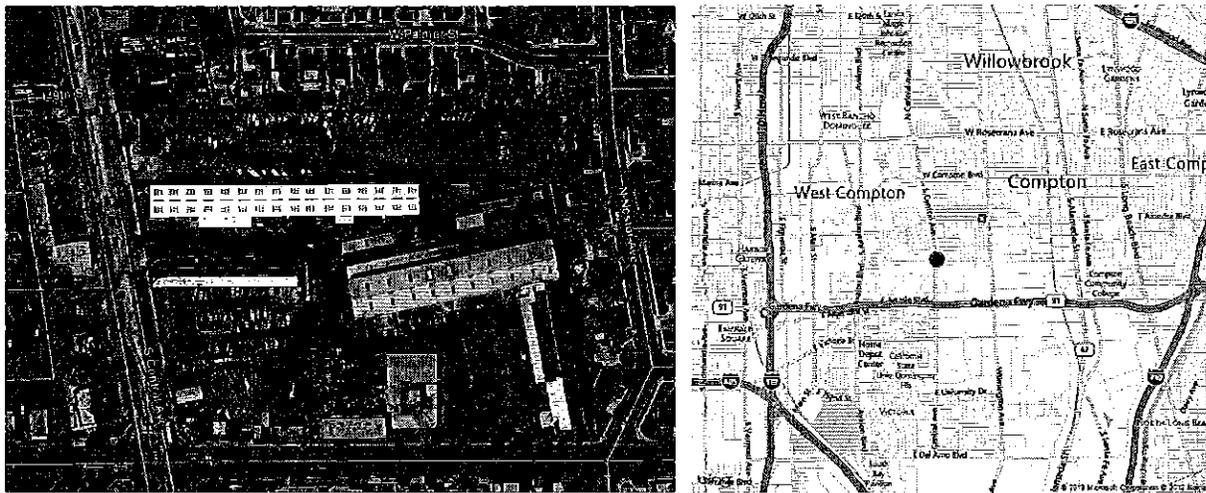
Property Disposition

Transfer to the City for maintenance as Public Park.

Exhibit B-6

6. 250 North Central Avenue (formerly 14904 South Central Avenue, (To be sold))

The site is located mid-block on the east side of Central Avenue between West Compton Boulevard and East 148th Street, just south of where East 149th Street dead-ends into Central Avenue. The 14904 South Central Avenue site is a 106,772 square foot site that is very deep. The adjacent site lies inside of the other site and measures 436 square feet. The site is currently occupied by existing building, experience an awkward orientation to the street, is only accessible from Central Avenue, and have little street frontage. The site is surrounded by residential uses to the north, and commercial and industrial uses along South Central Avenue. There are fast food restaurants across the street and warehouse building that lie directly south of the site.



Property Inventory Information

Parcel Data

APN	6143-011-018 / 6143-011-902
Address	250 N. Central Ave. / 14904 S. Central Ave.
Lot Size	107,208
Current Zoning	MU
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$2,618,000
Date/Value Basis for Estimate	6/9/2015/Market Appraisal

Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2010
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$4,116,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

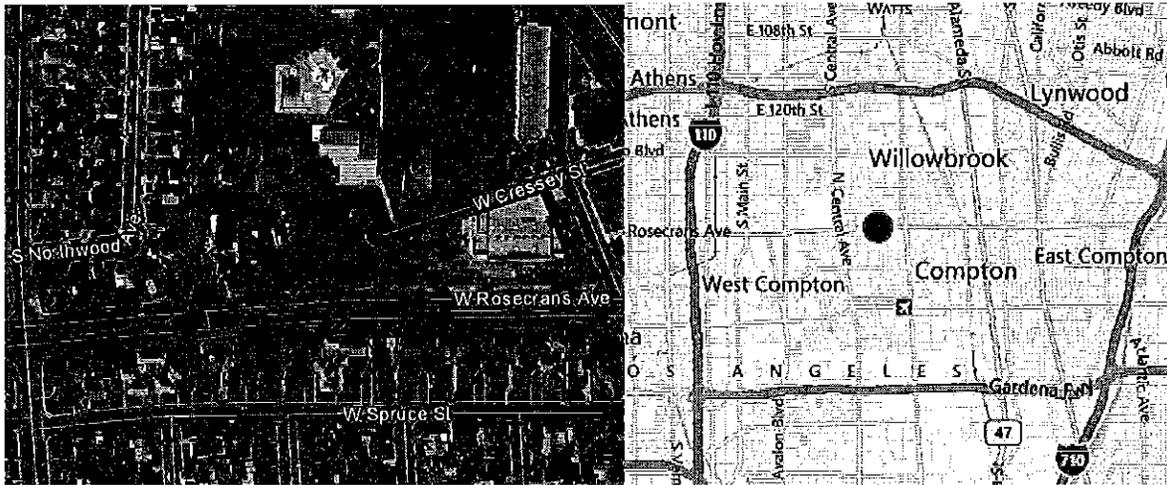
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-7

7. 1113 and 1125 West Rosecrans Avenue (To be Sold)

These sites are located mid-block on the north side of West Rosecrans Avenue between West Pacific Avenue and North Tajuata Avenue, just south of Gonzalez Park. The sites are 18,352 square feet, combined and are almost triangular in shape. The sites have existing buildings and are being illegally used for boar and other RV storage.



Property Inventory Information

Parcel Data

APN	6144-018-905 6144-018-907
Address	1113 W Rosecrans Ave 1125 W Rosecrans Ave
Lot Size	18,352
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$220,224
Date/Value Basis for Estimate	2006/ Book Value
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
------------------------------	-----

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$220,224

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

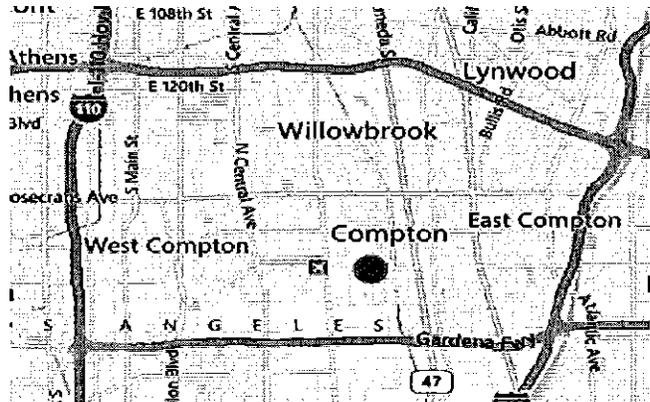
Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller

for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-8

8. 412 West Alondra Boulevard (To be sold)

This site is located on West Alondra Boulevard and South Oleander Avenue, just east of a drainage channel. The site is approximately 18,500 square feet and has an irregular shape. The site is located adjacent to commercial uses along West Alondra Boulevard, with an empty lot to the west. Compton Community Day High School is directly across the street from the site. The rest of the neighborhood is residential.



Property Inventory Information

Parcel Data

APN	6162-010-907
Address	412 W Alondra Blvd
Lot Size	18,509
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$510,936
Date/Value Basis for Estimate	8/31/2008/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$510,936

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

Yes

Potential for Transit-Oriented Development

Yes. The site has potential for transit-oriented development because the site is within a half mile radius of a metro station.

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

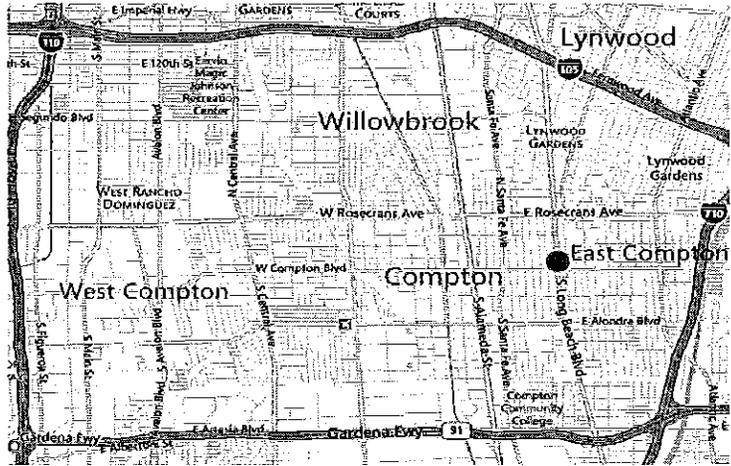
Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The

calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-9

9. 201, 203, and 211 North Long Beach Boulevard (Transfer to the City for Governmental Use-Maintenance of Sites as Public Park)

These three contiguous sites are located mid-block along North Long Beach Boulevard, between East Compton Boulevard and East Palmer Boulevard. The sites are accessible from both North Long Beach Boulevard and North Crane Avenue. The sites total 20,000 square feet. The sites are adjacent to commercial uses along North Long Beach Boulevard. There is a liquor store located immediately to the north of the sites and several smaller pedestrian focused retail spaces to the sites' south, including a furniture store, a barber shop and four vacant spaces.



Property Inventory Information

Parcel Data

APN	6178-025-903 6178-025-904 6178-025-905
Address	201 N. Long Beach Blvd. 203 N. Long Beach Blvd. 211 N. Long Beach Blvd.
Lot Size	20,000
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$240,000
---------------------------	-----------

Date/Value Basis for Estimate	2006/ Book Market Value.
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$240,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

Deed Restriction on site for use as Public Park.

Property Disposition

Transfer to the City for maintenance of Public Park.

Exhibit B-10

10. 958 West Walnut Street (To be Sold)

This site is located mid-block on the south side of West Walnut Street between South Wilmington Avenue and South Anderson Avenue. The site is a 30,180 square feet and deeper than its width. The site is surrounded by industrial and light industrial uses.



Property Inventory Information

Parcel Data

APN	7319-028-904
Address	958 W Walnut St
Lot Size	30,180
Current Zoning	Limited Manufacturing (ML)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$452,700
Date/Value Basis for Estimate	2006/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$452,700

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-11

11. 1501 South Alameda Street (To Be Sold)

Property Inventory Information

Parcel Data

APN	6163-022-900
Address	1501 S. Alameda St
Lot Size	2,511
Current Zoning	Residential (R)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$650,000
Date/Value Basis for Estimate	1/7/11/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	1/7/11
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$650,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Proceeds

This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

See Restrictions on Disposition of Proceeds, above. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-12

**12. 601, 607 and 625 East Compton Boulevard; 112 N. Willow Ave. and
107 North Santa Fe Avenue (To Be Sold)**

Property Inventory Information

Parcel Data

APN	6166-023-901 6166-023-900 6166-023-902 6166-023-904 6166-023-903
Address	601 E Compton Blvd 112 N. Willow Ave 607 E Compton Blvd 625 E Compton Blvd 107 N Santa Fe Ave
Lot Size	43,090
Current Zoning	General Commercial (GC)
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$1,137,000
Date/Value Basis for Estimate	3/3/2015/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	6/14/2011 12/8/2010 12/8/2010 12/8/2010 2/10/2011
-------------------------	---

Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$2,500,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels have the potential for transit-oriented development because they are within a half a mile radius of Metro Blue Line Station

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Proceeds

All of these parcels except 625 E. Compton Boulevard were acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to the disposition of the parcels other than 625 E. Compton Boulevard will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

With respect to 635 E. Compton Boulevard, upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

With respect to the other parcels, see Restrictions on Disposition of Proceeds, above. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-13

13. 2000, 2008, 2012 and 2024 West Compton Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6138-004-904 6138-004-900 6138-004-902 6138-004-903
Address	2000 W Compton Blvd 2008 W Compton Blvd 2012 W Compton Blvd 2024 W Compton Blvd
Lot Size	82,496
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$2,207,000
Date/Value Basis for Estimate	12/2/2013/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	5/31/2008 1/8/2009 1/8/2009 1/8/2009
Acquisition Purpose	Land assembly for commercial/retail development
Value at Time of Acquisition	\$2,035,420

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels have potential for transit-oriented development because they are close to a metro station

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 20.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-14

14. 415 and 413 West Compton Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6157-022-900 6157-022-908
Address	415 W Compton Blvd 413 W Compton Blvd
Lot Size	11,087
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$207,574
Date/Value Basis for Estimate	6/16/08 / Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/

Acquisition Information

Agency Acquisition Date	6/16/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$207,574

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The sites have the potential for transit-oriented development because of proximity to a metro station.

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

15. 408 West Alondra Boulevard (To be sold)

Property Inventory Information

Parcel Data

APN	6162-010-906
Address	408 W Alondra Blvd
Lot Size	6,303
Current Zoning	MU
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$338,000
Date/Value Basis for Estimate	2/6/2015/Market Appraisal
Revenue Generated By Property	\$6,000/yr
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$365,685

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

Yes. The site is currently under ground lease agreement with a tenant for site use as fast food restaurant

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

Prior to the dissolution of the Agency, Clifford Williams (tenant) entered into a ground lease agreement with the Agency for the purpose of operating a fast food restaurant at subject site.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-16

16. 1117 South Long Beach Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6164-008-904
Address	1117 S Long Beach Blvd
Lot Size	56,509
Current Zoning	GC
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$1,739,000
Date/Value Basis for Estimate	2015/Agency market estimate
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$1.00

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

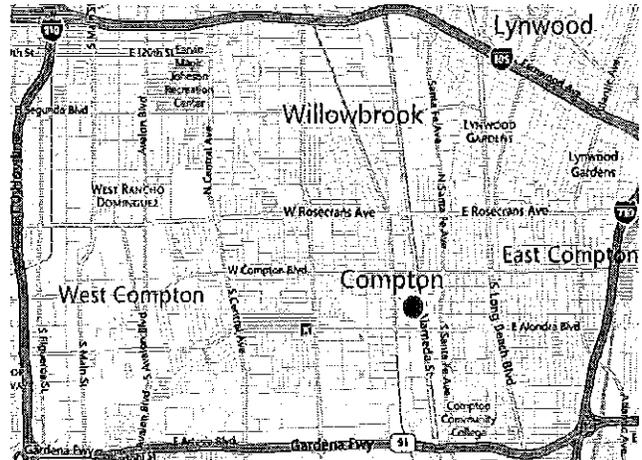
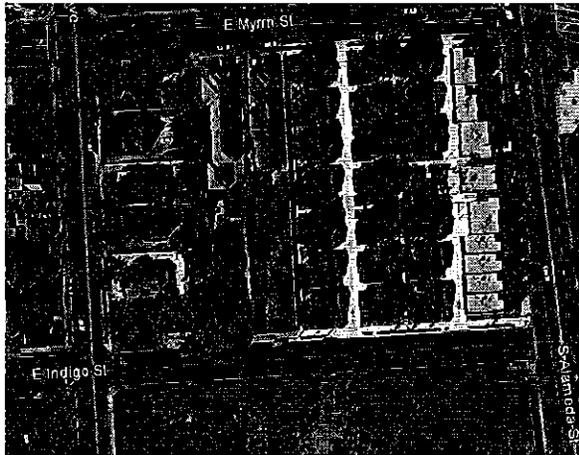
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-17

17. 217 East Indigo Street (To be Sold)

The site is located mid block, in the middle of residential uses. The site's orientation is such that it has minimal street frontage and extends deep into the lot dividing the site into two pieces. One portion of the site has retail along the frontage area and the other portion has affordable housing behind it.



Property Inventory Information

Parcel Data

APN	6160-025-902
Address	217 E Indigo St
Lot Size	7,750
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$338,000
Date/Value Basis for Estimate	2006/Book Value
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$338,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels are within walking distance of mass transit facilities

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-18

18. 413 and 415 North Alameda Street (To Be Sold)

Property Inventory Information

Parcel Data

APN	6166-010-911 6166-010-910
Address	413 N Alameda St 415 N Alameda St
Lot Size	11,030
Current Zoning	R
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$550,000
Date/Value Basis for Estimate	8/17/2010 / Book Value
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/17/2010
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$550,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels are immediately adjacent to a Metro Blue Line Station.

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Proceeds

This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

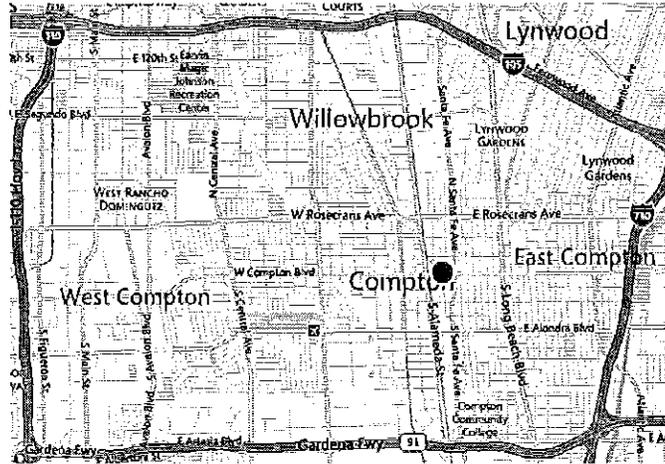
- Disposition of Sale Proceeds

See Restrictions on Disposition of Proceeds, above. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-19

19. 501, 509, 517, 537 and 545 East Compton Boulevard (To be Sold)

These sites consist of the entire block along East Compton Boulevard, between North Spring Street and North Willow Avenue, located approximately 0.44 miles from the Compton Blue Line Metro station. The sites have existing buildings that are currently vacant.



Property Inventory Information

Parcel Data

APN	6166-022-901 6166-022-900 6166-022-902 6166-022-903 6166-022-904 6166-022-905
Address	501 E Compton Blvd 509 E Compton Blvd 517 E Compton Blvd 537 E Compton Blvd 545 E Compton Blvd
Lot Size	42,801
Current Zoning	GC
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$865,000
Date/Value Basis for Estimate	3/26/2015/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	9/17/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$1,979,035

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels are located within half mile radius of the Compton Blue Line Metro

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

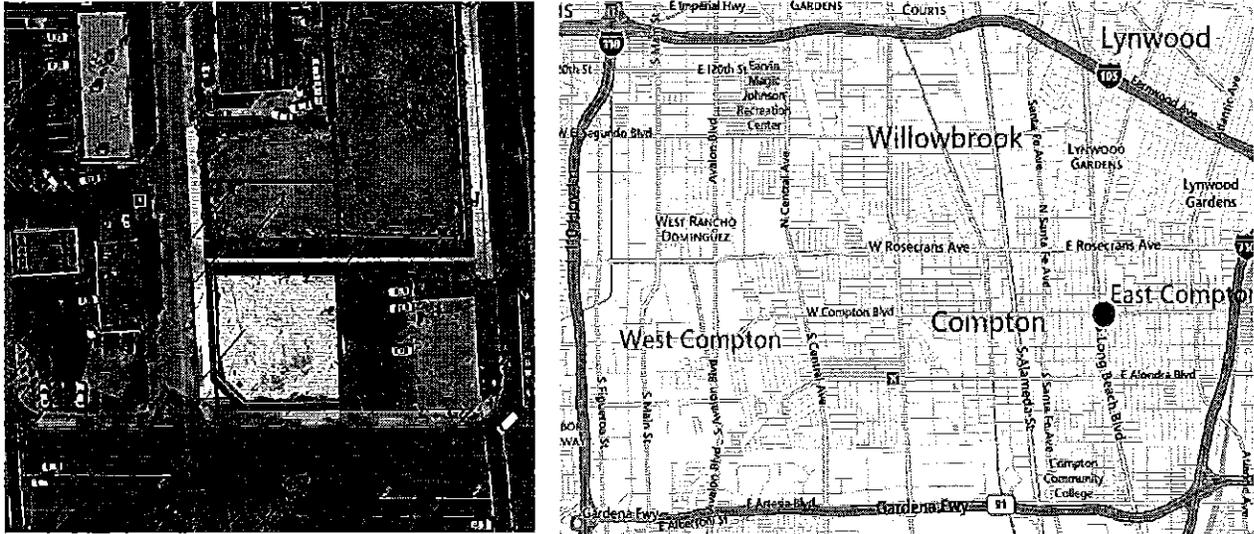
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-20

20. 1425 East Compton Boulevard (To be Sold)

This site is located at the 100 percent corner of East Compton Boulevard and North Bowen Avenue. The site is currently undeveloped. The site is located adjacent to a Liberty Tax store, located at the corner of East Compton Boulevard and South Bullis Road. Self-storage and auto retail (Auto Zone) uses are located directly across East Compton Boulevard, and an emission testing facility is located across North Bowen Avenue.



Property Inventory Information

Parcel Data

APN	6183-003-900
Address	1425 E Compton Blvd
Lot Size	13,392
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$160,704
Date/Value Basis for Estimate	2006/ book value.
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
------------------------------	-----

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$160,704

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The site is within half a mile radius of the Metro Blue Line Station

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

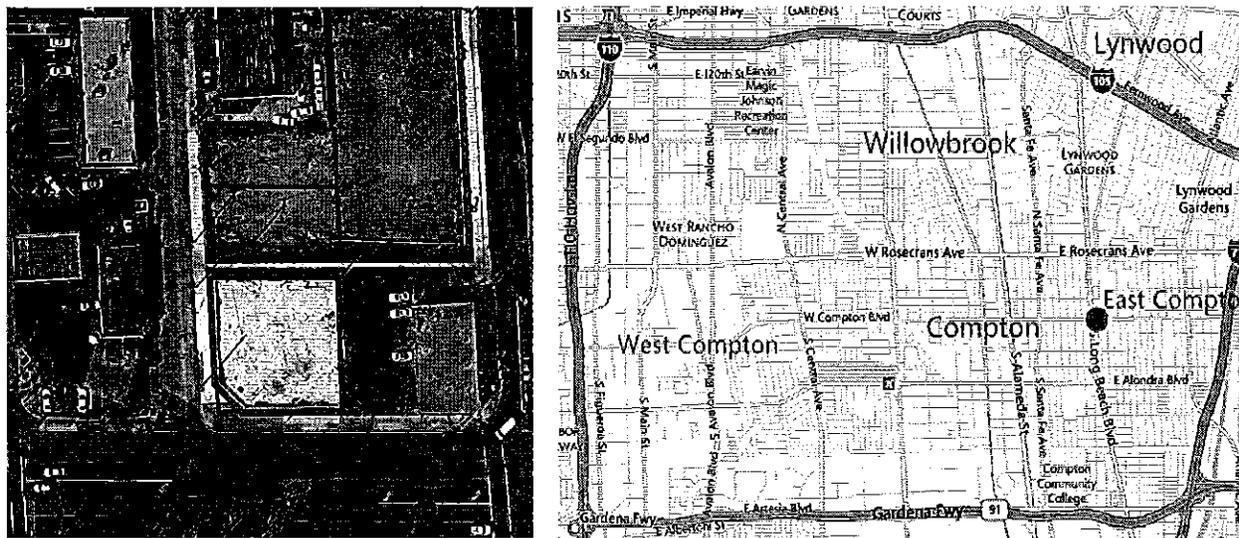
Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller

for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-21

21. 110 and 114 North Bowen Avenue (To be Sold)

These sites are located directly behind 1425 East Compton Boulevard, along North Bowen Avenue. The sites are surrounded by aging commercial uses, with an auto body shop directly adjacent to the site and are located mid-block off of a main corridor.



Property Inventory Information

Parcel Data

APN	6183-003-901 6183-003-902
Address	110 N Bowen Ave 114 N Bowen Ave
Lot Size	11,505
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$138,060
Date/Value Basis for Estimate	2006/book value
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
------------------------------	-----

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$138,060

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-22

22. 305 and 315 North Long Beach Boulevard (To be Sold)

These sites are located mid-block between East Palmer Street and East Compton Boulevard, adjacent to liquor store, and are accessible from both North Long Beach Boulevard and North Crane Avenue. They are 17,590 square feet, together.



Property Inventory Information

Parcel Data

APN	6178-025-906 6178-025-907
Address	305 N Long Beach Blvd 315 N Long Beach Blvd
Lot Size	17,590
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$180,000
Date/Value Basis for Estimate	6/11/2015/Market Appraisal
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
------------------------------	-----

Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$742,290

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

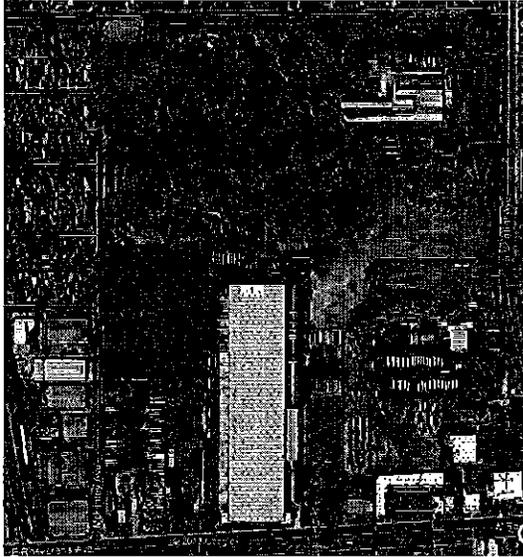
Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller

for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-23

23. 1420 North McKinley and Adjacent Site (To be Sold)

These sites are located mid-block on the east side of McKinley Avenue between 135th/Littleton Street and East Rosecrans Avenue, directly across from where East 139th Street dead-ends into North McKinley Avenue.



Property Inventory Information

Parcel Data

APN	6134-020-900 6134-020-911
Address	1420 N McKinley
Lot Size	309,276
Current Zoning	Limited Commercial (C-L)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$4,375,000
Date/Value Basis for Estimate	3/26/15/Market Appraisal
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
------------------------------	-----

Acquisition Information

Agency Acquisition Date	2007
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$5,254,807

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

Yes. Prism –IQ Partners, LLC plans to develop a Class “A” light industrial business park on the site. Upon completion of construction, the project will be leased to businesses, many of which will provide quality permanent jobs.

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as determined by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property to Prism-IQ Partners, LLC.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

**LONG RANGE PROPERTY
 MANAGEMENT PLAN:
 PROPERTY INVENTORY
 DATA**

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF P (If appli	
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
1	2901 W Alondra Blvd	6139-024-900	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	3/2/2009	\$58,940	\$58,940	3/2/2009	Book	FMV
2	2815-2875 W Alondra Blvd	6139-028-900	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	3/2/2009	\$1,146,774	\$1,146,774	3/2/2009	Book	FMV
3	458 S Alameda St	6179-004-900	Public Facility	Governmental Use	N/A	Maintain as a Public Works Maintenance Yard. This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. If the City subsequently sells this property for a non-governmental use, the treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal law, as determined by Bond Counsel. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the proceeds will be retained by the Successor Agency to fulfill an enforceable obligation or distributed as property tax to the taxing entities.	12/29/2010	\$4,485,000	\$4,485,000	12/29/2010	Market Value Appraisal	N/A

**LONG RANGE PROPERTY
 MANAGEMENT PLAN:
 PROPERTY INVENTORY
 DATA**

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF P (If appli	
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
4	106 E Cedar St	6166-004-091	Park/Open Space	Governmental Use	N/A	Maintain as Public Park	2006	\$127,449	\$127,449	2006	Book	N/A
5	1500-1520 E Compton Blvd / 115 S Bullis Rd	6183-025-900	Park/Open Space	Governmental Use	N/A	Maintain as Public Park	2006	\$255,780	\$255,780	2006	Book	N/A
6	250 N Central Ave (formerly 14904 S Central Ave)	6143-011-018 6143-011-902	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2010	\$4,116,000	\$2,618,000	6/9/2015	Market Value Appraisal	FMV
7	1113 W Rosecrans Ave 1125 W Rosecrans Ave	6144-018-905 6144-018-907	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2006	\$220,224	\$220,224	2006	Book	FMV
8	412 W Alondra Blvd	6162-010-907	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial/Retail Development	8/31/2008	\$510,936	\$510,936	8/31/2008	Book	FMV
9	201 N Long Beach Blvd 203 N Long Beach Blvd 211 N Long Beach Blvd	6178-025-903 6178-025-904 6178-025-905	Park/ Open Space	Governmental Use	N/A	Maintain as public park	2006	\$240,000	\$240,000	2006	Book	N/A
10	958 W Walnut St	7319-028-904	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2006	\$452,700	\$452,700	2006	Market Value Appraisal	FMV

**LONG RANGE PROPERTY
 MANAGEMENT PLAN:
 PROPERTY INVENTORY
 DATA**

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)				HSC 34191.5 (c)(1)(A)				SALE OF P (If appli	
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
11	1501 S Alameda St	6163-022-900	Vacant	Sale of Property	See next column	This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the proceeds will be retained by the Successor Agency to fulfill an enforceable obligation or distributed as property tax to the taxing entities.	1/7/2011	\$650,000	\$650,000	1/7/2011	Book	FMV

**LONG RANGE PROPERTY
 MANAGEMENT PLAN:
 PROPERTY INVENTORY
 DATA**

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
12	601 E Compton Blvd 112 N Willow Ave 607 E Compton Blvd 625 E Compton Blvd 107 N Santa Fe Ave	6166-023-901 6166-023-900 6166-023-902 6166-023-904 6166-023-903	Commercial	Sale of Property	See next column	All of these parcels except 625 E. Compton Boulevard were acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to the disposition of the parcels other than 625 E. Compton Boulevard will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel. With respect to 625 E. Compton Boulevard and with respect to the other parcels if Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.	6/14/2011 12/8/2010 12/8/2010 12/8/2010 2/10/2011	\$2,500,000	\$1,137,000	3/3/2015	Market Value Appraisal	FMV
13	2000 W Compton Blvd 2008 W Compton Blvd 2012 W Compton Blvd 2024 W Compton Blvd	6138-004-904 6138-004-900 6138-004-902 6138-004-903	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	5/31/2008 1/8/2009 1/8/2009 1/8/2009	\$2,035,420	\$2,207,000	12/2/2013	Market Value Appraisal	FMV

**LONG RANGE PROPERTY
 MANAGEMENT PLAN:
 PROPERTY INVENTORY
 DATA**

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF P (If appli	
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
14	415 W Compton Blvd 413 W Compton Blvd	6157-022-900 6157-022-908	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	6/16/2008	\$207,574	\$207,574	6/16/2008	Book	FMV
15	408 W Alondra Blvd	6162-010-906	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Commercial	8/31/2008	\$365,685	\$338,000	2/6/2015	Market Value Appraisal	FMV
16	1117 S Long Beach Blvd	6164-008-904	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Mixed Use	2006	\$1.00	\$1,739,000	2015	Agency Market Estimate	FMV
17	217 E Indigo St	6160-025-902	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Mixed Use	2006	\$338,000	\$338,000	2006	Book	FMV

**LONG RANGE PROPERTY
 MANAGEMENT PLAN:
 PROPERTY INVENTORY
 DATA**

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF P (If appli	
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
18	413 N Alameda St 415 N Alameda St	6166-010-911 6166-010-910	Vacant	Sale of Property	See next column	This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the proceeds will be retained by the Successor Agency to fulfill an enforceable obligation or distributed as property tax to the taxing entities.	8/17/2010	\$550,000	\$550,000	8/17/2010	Book	FMV
19	501 E Compton Blvd 509 E Compton Blvd 517 E Compton Blvd 537 E Compton Blvd 545 E Compton Blvd	6166-022-901 6166-022-900 6166-022-902 6166-022-903 6166-022-904 6166-022-905	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Commercial	9/17/2008	\$1,979,035	\$865,000	3/26/2015	Market Value Appraisal	FMV
20	1425 E Compton Blvd	6183-003-900	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2006	\$160,704	\$160,704	2006	Book	FMV

**LONG RANGE PROPERTY
 MANAGEMENT PLAN:
 PROPERTY INVENTORY
 DATA**

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF P (If appli	
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
21	110 N Bowen Ave 114 N Bowen Ave	6183-003-901 6183-003-902	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2006	\$138,060	\$138,060	2006	Book	FMV
22	305 N Long Beach Blvd 315 N Long Beach Blvd	6178-025-906 6178-025-907	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	8/31/2008	\$742,290	\$180,000	6/11/2015	Market Value Appraisal	FMV
23	1420 N McKinley	6134-020-900 6134-020-911	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Light Industrial Park	2007	\$5,254,807	\$4,375,000	3/26/2015	Market Value Appraisal	FMV

PROPERTY Sale)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	
N/A	

PROPERTY (able)	Property Value/Sale Info
Proposed Sale Date	
N/A	
N/A	
2016	
2016	
2016	
N/A	
2016	

PROPERTY Info	Property Value/Sale Info
Proposed Sale Date	
2016	

PROPERTY Sale)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	

PROPERTY Sale)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	
2016	
2016	

PROPERTY Sale)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	
2016	

PROPERTY Sale)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	
2016	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	40,075		MU	\$58,940	\$0.00	No	Yes	Yes	Yes	No	
Eliminate blight	779,724		MU	\$1,146,774	\$0.00	No	Yes	Yes	Yes	No	
Governmental Use as a Public Works Maintenance Yard	358,500		LI	\$4,485,000	\$0.00	No	Yes	Yes	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?		
Eliminate blight	7,497	MU	\$127,449	\$0.00	No	No	Yes	Yes	No		
Eliminate blight	21,315	MU	\$255,780	\$0.00	No	No	Yes	yes	No		
Eliminate blight	107,208	MU	\$2,618,000	\$0.00	No	No	Yes	Yes	No		
Eliminate blight	18,352	MU	\$220,224	\$0.00	No	No	yes	yes	No		
Eliminate blight	18,509	MU	\$510,936	\$0.00	No	No	Yes	Yes	Yes		
Eliminate blight	20,000	MU	\$240,000	\$0.00	No	No	No	Yes	No		
eliminate blight	30,180	ML	\$452,700	\$0.00	No	No	No	Yes	No		

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	2,511		R	\$650,000	\$0.00	No	No	Yes	yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	43,090		GC	\$1,337,000	\$0.00	No	No	Yes	Yes	No	
Land assembly for commercial/retail development	82,496		MU	\$2,207,000	\$0.00	No	No	YES	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
eliminate blight	11,087		MU	\$207,574	\$0.00	No	No	Yes	Yes	no	
Eliminate blight	6,303		MU	\$338,000	\$6,000/yr	No	No	No	Yes	Yes	
Eliminate blight	56,509		GC	\$1,739,000	\$0.00	No	No	No	Yes	No	
Eliminate blight	7,750		MU	\$338,000	\$0.00	No	No	Yes	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	11,030		R	\$550,000	\$0.00	No	No	Yes	yes	No	
Eliminate blight	42,801		GC	\$865,000	\$0.00	No	No	Yes	Yes	No	
Eliminate blight	13,392		MU	\$160,704	\$0.00	No	No	Yes	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	11,505		MU	\$135,06	\$0.00	No	No	No	Yes	No	
Eliminate blight	17,590		MU	\$180,000	\$0.00	No	No	No	Yes	No	
Eliminate blight	309,276		C-L	\$4,375,000	\$0.00	No	No	No	Yes	Yes	