

RESOLUTION NO. OB -13-17

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY, APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, on June 28, 2011, the Governor of California signed Assembly Bill ("AB") x1 26, which added Health and Safety Code ("HSC") Section 34170 et seq., leading to the dissolution of all Redevelopment Agencies in California as of February 1, 2012; and

WHEREAS, the City of Pico Rivera ("City") elected to serve as the Successor Agency to the Pico Rivera Redevelopment Agency ("Successor Agency"); and

WHEREAS, pursuant to Health & Safety Code Section 34191.5(b), the Successor Agency was required to submit a long-range property management plan to the Oversight Board and State Department of Finance no later than six months following the issuance of the finding of completion; and

WHEREAS, the Successor Agency completed, and the Oversight Board approved the long-range property management plan on September 13, 2013, which was submitted to DOF for review; and

WHEREAS, DOF rejected the long-range property management plan as submitted and requested certain revisions to the Plan; and

WHEREAS, the Successor Agency revised the long-range property management plan as requested; and

WHEREAS, pursuant to Health & Safety Code Section 34191.5(c)(1), the revised long-range property management plan includes an inventory of all property assets of the former redevelopment agency; and

WHEREAS, pursuant to Health & Safety Code Section 34191.5(c)(2), the revised long-range property management plan addresses the use or disposition of all real property assets of the former redevelopment agency.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board of the Successor Agency to the Pico Rivera Redevelopment Agency, California as follows:

SECTION 1. The recitals set forth above are true and correct and are incorporated by this reference into this Resolution.

SECTION 2. The approval of the revised long-range property management plan through this Resolution does not commit the Oversight Board or the Successor Agency to any action that may have a significant impact on the environment.

LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the
Pico Rivera Redevelopment Agency

September 25, 2014

Successor Agency to the Pico Rivera Redevelopment Agency Long-Range Property Management Plan

INTRODUCTION

Assembly Bill ("AB") 1484, enacted in June of 2012, requires all successor agencies for former redevelopment agencies that owned property as of the time of redevelopment dissolution in 2011 to prepare a Long Range Property Management Plan ("PMP"). The PMP governs the disposition and use of property held by the former redevelopment agency pursuant to legal requirements, as detailed in the next section.

This is the Long Range Property Management Plan for the Successor Agency to the Pico Rivera Redevelopment Agency ("Successor Agency").

EXECUTIVE SUMMARY

The former Pico Rivera Redevelopment Agency ("Agency") is the owner of record on the title for 6 properties (comprised of 11 parcels) in Pico Rivera.

- Three of these properties are existing governmental use properties that are proposed to be transferred to the City to continue their exclusive and continued governmental use.
- Three properties are vacant land and are to be sold by the Successor Agency, with the proceeds of the sale to be distributed by the Los Angeles County Auditor-Controller in accordance with the Dissolution Act.

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is required to submit a PMP to the State Department of Finance ("DOF") within six months after receiving a "Finding of Completion" from DOF. Prior to the submittal of the PMP to DOF, the successor agency's oversight board must approve the PMP.

In general, the PMP addresses the disposition and use of the real properties of the former redevelopment agency. AB 1484 requires that the PMP include all of the following components:

1. Inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:
 - a. **Date of acquisition** of the property and the value of the property at that time, and an estimate of the current value of the property.
 - b. **Purpose** for which the property was acquired.
 - c. **Parcel data**, including address, lot size, and current zoning in the former redevelopment agency redevelopment plan or specific, community, or general plan.
 - d. **Estimate of the current value** of the parcel including, if available, any appraisal information.

PROPERTY VALUATION ESTIMATES AND LIMITATIONS

The Dissolution Act requires that a property management plan include an estimate of the value of property, as well as recent appraisal information, to provide the oversight board, DOF and other interested parties information on the properties involved. DOF has stated officially they do not expect successor agencies to obtain appraisals on properties if none currently exist, so no such appraisals have been prepared for this PMP.

Instead, an estimate of property value was prepared by the Successor Agency's independent consultant based on a limited amount of analysis, well short of what would normally be conducted for an appraisal – but at least useful for providing some information on what is often difficult to assess property values given the unique deficiencies (size, contamination, location, etc.) of former redevelopment properties. Coming out of a real estate recession, it still can be difficult to identify comparable properties in the area because sales volumes of small, infill parcels can be very limited. In some cases, where properties were developable, the consultant provided an estimate of the value of the land (several sites are vacant land) employing the land residual analysis, which compares the development costs to the value of the developed property, with the value of the property in excess of costs yielding the land residual value. This often gauges the immediate feasibility for development, but can also provide useful perspective on estimated values of land in general.

The limitations of this methodology aside, the value estimates themselves (or even appraisal values) are not necessarily representative of what the properties could be worth when put on the open market for sale by the Successor Agency. For example, one property to be sold (the Burke Property) has a history of contamination which may affect not only value, but the number of potential buyers and reuse potential. Even after initial studies are conducted, as they were done for this particular site, additional contamination could be discovered, which could also deter investment due to uncertainty over cleanup cost exposure. Not just in Pico Rivera, but elsewhere, many redevelopment agencies have a number of blighted properties in their inventory that were not yet restored to a marketable condition at the time of dissolution.

The Successor Agency will be developing a marketing plan to solicit viable purchase offers on properties designated for sale following DOF approval of this PMP. Once these offers are provided, these may ultimately be a much more precise determination of value than what is included in this PMP. As such, the reader is encouraged to understand this context when reviewing the PMP estimated values contained herein.

Retention of Properties for Governmental Use

All properties listed below are proposed to be transferred to the City of Pico Rivera pursuant to Health and Safety Code Section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction. A description of all these properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under "Retention of Properties for Governmental Use":

- **Purpose of Acquisition:** to provide for needed public buildings, facilities, parking, and open space in the City of Pico Rivera.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property's Potential for Transit Oriented Development:** None/not applicable.
- **History of Previous Development Proposals:** None.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the "Retention for Governmental Use" category.

Successor Agency to the Pico Rivera Redevelopment Agency
Long-Range Property Management Plan

VETERANS AND LADIES AUXILIARY PARK PARKING LOT (PROPERTY 2)

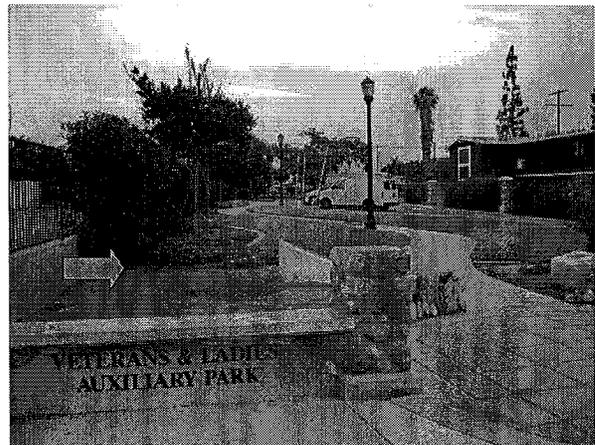
Address: 4870 Durfee Ave. and 4907 Passons Blvd.
APNs: 6375-016-904 and 6375-016-905
Lot Size: 12,390 sq. ft. and 18,080 sq. ft. respectively

Acquisition Date: May 13, 1998 and June 11, 1979, respectively
Value at Time of Purchase: \$65,000 (purchase price)
Property Type (DOF Category) Parking Lot
Property Type (City Proposed) Transfer to City for Public Purpose
Current Zoning: Open Space (O-S)

Estimated Current Value: \$0.
Based on market value estimate as an existing public use that is exclusively designated for continued public use in the Zoning Ordinance

Advancement of Planning Objectives: Not applicable – retain existing public park use

These parcels were combined, constructed for and currently used as the Veterans and Ladies Auxiliary Park, parking lot and adjacent green space. The park includes a walking path, seating benches, and a small playground, and is owned and operated by the City.



Successor Agency to the Pico Rivera Redevelopment Agency
Long-Range Property Management Plan



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Long-Range Property Management Plan

Properties to be Sold by Successor Agency

Three properties listed below are proposed to be for sale. A description of the properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under "Sale of Property":

- **Date of Estimated Current Value:** July 29, 2013 based on an independent property value analysis contained in this PMP by RSG, Inc.
- **Purpose of Acquisition:** For general redevelopment purposes such as remediation of blight and future development.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable for Properties 5 and 6.

For Property 4 (Burke Property), this site has been identified as a contaminated property under Phase I and Phase II environmental studies conducted on the property previously. It was formerly an illegal dump site, and studies have concluded that the costs to remediate the property were approximately \$1.2 million in 2003. These costs are likely to be much higher today, and there is no assurance that additional contamination may not be found until remediation work begins. To date, no cleanup effort has begun, in part because the former Redevelopment Agency's efforts to identify a developer were suspended due to the 2008 real estate market collapse, and later, by the Dissolution Act itself.

- **Description of Property's Potential for Transit Oriented Development:** None/not applicable for Properties 5 and 6.

For Property 4 (Burke Property), the former Redevelopment Agency solicited development proposals for this site in 2008, but the market collapse and subsequently dissolution of the Agency suspended these efforts. It is the hope of the City that some development may still be viable on this property, albeit without affordable housing funds that were previously available to develop the property.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the "Sale of Property" category.

Successor Agency to the Pico Rivera Redevelopment Agency
 Long-Range Property Management Plan

nor is this information available via public records. According to the Limited Phase II Environmental Site Assessment, prepared by AMI Adini & Associates, Inc. on November 19, 2003, the Conceptual Remedial Action Plan and Estimated Costs for this property was \$1,200,000. (Adjusted for inflation at the CPI for all Los Angeles Urban Consumers, this cost estimate is estimated to be more than \$1,534,000 as of June 2013.) Because a remediation program can often result in additional costs not identified in preliminary studies, and these costs may escalate at rates above the consumer price index, the market tends to discount the value of such brownfields by a factor greater than just the estimated cleanup budget. It is therefore very realistic to assume that this site may not be easily sold or developed given these uncertainties.



Comparable Analysis : East end of Burke Street

Residential Land < 1 acre	Use	Planned Use	Area (AC)	Sale Date	Price	Price/AC	Notes
1 7214 Florence Av Downey, CA 90240	Vacant	Residential	1.38	Active	\$3,998,680	\$2,903,042	Superior location; not contaminated; not sold
2 9830-9851 Jersey Av Santa Fe Springs, CA 90670	Vacant	Townhomes	2.68	Active	\$6,500,000	\$2,425,369	Not contaminated; not sold
3 12023 Whittier Blvd. Whittier, CA 90602	Vacant	Mixed Use	1.17	Active	\$1,273,750	\$1,088,957	Not contaminated; not sold
4 14535 Woodruff Av Bellflower, CA 90706	Vacant	Reuse/Condo	2.27	Active	\$2,490,000	\$1,097,596	Not contaminated; not sold
Subject East end of Burke Street Pico Rivera, CA	Vacant	Residential	2.63	Not Listed	\$ 570,000	\$ 216,730	Contaminated, inferior location

Source: CoStar, July 2013

Successor Agency to the Pico Rivera Redevelopment Agency
Long-Range Property Management Plan

TRAIN TRACK TRIANGLE (PROPERTY 5)

Address: *Southwest corner of Paramount Blvd. and railroad track, north of Whittier*
APN: *6373-019-901*
Lot Size: *1,700 sq. ft.*

Acquisition Date: *June 11, 1979*
Value at Time of Purchase: *Pursuant to a property profile report furnished by Orange Coast Title Company, the value at time of purchase was \$0. The purchase price is not known by the City and cannot be found through public record research.*

Property Type (DOF Category) *Vacant Lot*
Property Type (City Proposed) *Transfer, sell or grant to adjacent property owner*
Current Zoning: *Limited Industrial*

Proposed Sale/Estimated Current Value: *\$1,155*

Given the dimensions, the small size of the property, and surrounding uses, the slope is not developable and not accessible, and therefore the Successor Agency believes the property has no or at best de minimis market value. The market value estimate used is the property's current assessed value.

Proposed Sale Date: *Following the approval of the PMP*
Advancement of Planning Objectives: *None with this property.*

This property is a sliver of a slope above and adjacent to Paramount Boulevard to the east and a commercial business on the west. The parcel is approximately 25 feet wide at its widest point, and approximately 80 feet long. Staff at the City today does not have any knowledge or records of why the former redevelopment agency purchased this property. The Successor Agency hopes to sell, or if necessary, grant this property to an adjacent owner upon approval of the PMP.

Successor Agency to the Pico Rivera Redevelopment Agency
Long-Range Property Management Plan

8631 BEVERLY BLVD. (PROPERTY 6)

Address: 8631 Beverly Blvd.
APN: 5272-022-901
Lot Size: 4,360 sq. ft.

Acquisition Date: October 16, 2003
Value at Time of Purchase: \$80,000 according to City records
Property Type (DOF Category) Commercial
Property Type (City Proposed) Properties for Sale
Current Zoning: Multiple Family Residential

Proposed Sale/Estimated Current Value: Between \$0 and \$60,000

Though designated for multifamily use, this 4,360 square foot site is extraordinarily small to be developed under this designation without significant cost and/or assembly of additional improved property. Surrounding uses are between 1 and 3 stories high, and maximum height plus other development standards would at most allow for a 3 unit apartment building with tuck-under parking. At today's rents (approaching \$1.50 per square foot in this area) it is not financially viable to develop. RSG's land residual analysis presented below indicates that the costs of development well exceed the value by over \$750,000, meaning that the land value would effectively be negative by this at this time using this approach.

Comparable sales (see exhibit below) are limited. RSG estimates a value of not more than \$60,000 for this property today.

Proposed Sale Date: *Following the approval of the PMP*
Advancement of Planning Objectives: *Development of new low income housing.*

The former Agency acquired this parcel in 2003 to develop low income housing. The Successor Agency proposes to offer these properties for sale for low income housing.

Successor Agency to the Pico Rivera Redevelopment Agency
 Long-Range Property Management Plan

Land Residual Analysis
Pico Rivera Successor Agency PMP Sites
 City of Pico Rivera / July 2013

Development Costs

Property 5: 8631 Beverly Bl

		B1. MF Res	Parking	Surf Pk (R)	Onsites	Total
Footprint	sf	1,200	1,200		1,960	4,360
Building Area (Gross)	sf	2,400	1,200			3,600
Units		3	7			
Type		Multiple Residences		Surface Parking	Concourse (Hard/Soft Scape)	
Class		D (Masonry)	CDS	Good	CDS	
Quality		Average	Average		Good	
Total Direct Cost		\$ 545,286	\$ 173,500	\$ -	\$ 148,714	\$ 867,500
Total Indirect Costs		197,277	62,770	-	53,803	313,851
Total Development Cost		742,563	236,270	-	202,517	1,200,000
	Unit Cost	309	33,753		103	500
		/sf	/stall	/stall	/sf	sf
Development Value Estimate						
ADR / Monthly Lease Rate						\$ 1,200
Annual Net Operating Income						24,600
Total Development Value						447,273
	Per SF					186
Net Land Residual Value						\$ (752,727)

ATTACHMENTS

- 1 - Property Inventory Data (DOF Form)**
- 2 – Orange Coast Title Reports for Properties 1, 3, 4, and 5.**

Successor Agency: PICO RIVERA
 County: LOS ANGELES

ATTACHMENT 1

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	APN #	IC 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)
		Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of Income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity	
1	6347-016-922	7,080 sf	Open Space	-	-	Not applicable	None	Not applicable	Not applicable	Not applicable	
2	6375-016-904; 6375-016-905	30,467 sf	Open Space	-	-	Not applicable	None	Not applicable	Not applicable	Not applicable	
3	8123-013-900; 8123-013-901; 8123-013-902; 8123-013-903; 8123-013-904	2.4 acres	Open Space	-	-	Not applicable	None	Not applicable	Not applicable	Not applicable	
4	6384-004-900	2.63 ac	Planned Unit Development	\$0-\$570,000	Not Applicable	Not applicable	Former unofficial landfill (Phase I & Phase II & Draft Remedial Action Plan)	Not within 1/2 mile of transit stop	Potential for future senior housing development	In 2008, the RDA had solicited development proposals from affordable housing developers for development of the site. Three proposals were received though none were pursued due to the soft housing market, contamination clean up costs estimated at over \$2 million and subsequent dissolution of the RDA.	
5	6373-019-901	1,699 sf	Limited Industrial	\$1,155	-	Not applicable	None	None	None	None	
6	5272-002-901	4,360 sf	Multiple Family Residential	\$0-\$60,000	-	Not applicable	None	Size of parcel limits high density development	Residential	None	

Mail Address:

Po Box 1016
Pico Rivera,
CA 90660

Census Tract: 5006.00

Housing Tract
Number:

Legal LOT:49 CITY:REGION/CLUSTER: 11/11407 RO PASO DE BARTOLO FOR
Description: DESC SEE ASSESSOR'S MAPS POR OF LOT 49

Subdivision:

Property County: Los%20angeles County

Property Characteristics:

Bedrooms: 0	Year Built:	Square Feet: 0
Bathrooms: 0	Use Code: Single Family Residential	Lot Size: 7080 Sqft
Total Rooms:	Number of Units: 0	Garage:
Zoning: PRSF*	Amenities:	
Number of Stories:	Building Style:	Coords: 34.01022,-118.092849

Sale & Loan Information:

Transfer Date: 06/30/2004	Seller: MAYWOOD PARTNERS,	Document: 04-1670833
Transfer Value: \$326,000.00	Cost/Sq Feet: Infinity	Title Company: Fidelity National Title
First Loan Amt: \$205,000.00	Lender: New Century Mortgage Corp	

Assessed & Tax Information:

Assessed Value: \$0.00	Percent Improvement: NaN	Homeowner Exemption:
Land Value: \$0.00	Tax Amount: \$0.00	Tax Rate Area: 6-392
Improvement Value: \$0.00	Tax Status: Current	

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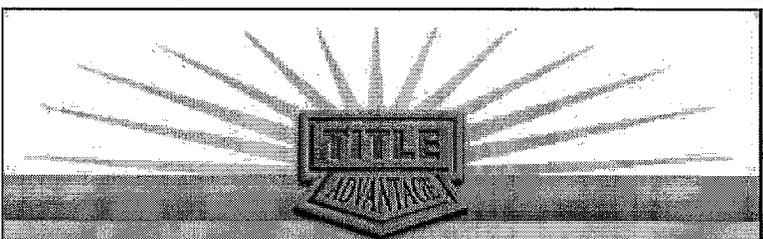
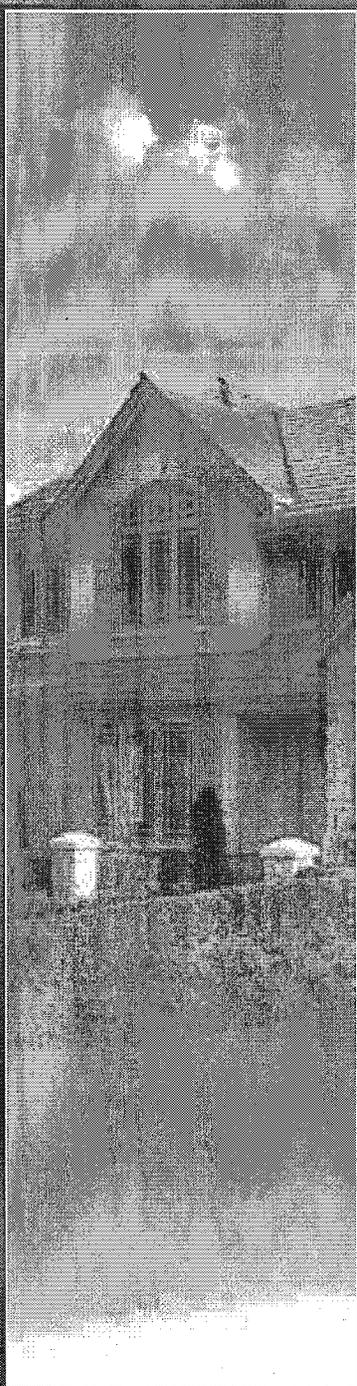
Property History

A

Property History for Pico Rivera, CA 90660

Item 1 - Transaction Date: 06/30/2004

Transfer	Mortgage Record
APN: 6347-016-922	Lender: NEW CENTURY MORTGAGE CORP
Buyer/Borrower: ESQUIVEL, ANGEL	Full/Partial:
Seller: MAYWOOD PARTNERS,	Multiple/Portion:
Title Company:	First Loan: \$205,000.00
Transaction Value: \$326,000.00	Loan Type:
Transaction Type: Transfer	Interest Rate:
Deed Type: Grant Deed	Type:
Document Number: 04-1670833	Second Loan Amt:



Property Profile Report

Selected Property:

APN #: 8123-013-900
Pico Rivera
Los Angeles County, CA

Package Highlights:

- Property Profile
- Property History

Brought to you by:
Rick Jacobsen
Orange Coast Title Company
866-277-9838
714-616-2612
rickj@octitle.com
www.octitle.com/rickjacobsen



Property Profile

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Property Data:

Site Address:

Pico Rivera,
CA 90660

Primary Owner: REDEVELOPMENT AGENCY OF PICO RIVERA CITY

Secondary
Owner:

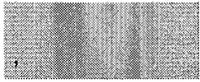
APN: 8123-013-900

Census Tract: 5004.03



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Mail Address:



Housing Tract:
Number:

Legal CITY:REGION/CLUSTER: 27/27804 RANCHO LA MERCED*LEGAL
Description: DESC SEE DOC 0759637,860618
Subdivision:
Property County: Los%20angeles County

Property Characteristics:

Bedrooms: 0	Year Built:	Square Feet: 0
Bathrooms: 0	Use Code: Possessory Interest (misc.)	Lot Size: 10197 Sqft
Total Rooms:	Number of Units: 0	Garage:
Zoning: PRIG*	Amenities:	
Number of Stories:	Building Style:	Coords: 34.020362,-118.069729

Sale & Loan Information:

Transfer Date: 06/18/1986	Seller: N/A	Document:
Transfer Value: \$0.00	Cost/Sq Feet: NaN	Title Company:
First Loan Amt: \$0.00	Lender: N/a	

Assessed & Tax Information:

Assessed Value: \$23,200.00	Percent Improvement: 0	Homeowner Exemption:
Land Value: \$23,200.00	Tax Amount: \$0.00	Tax Rate Area: 7-962
Improvement Value: \$0.00	Tax Status: Current	

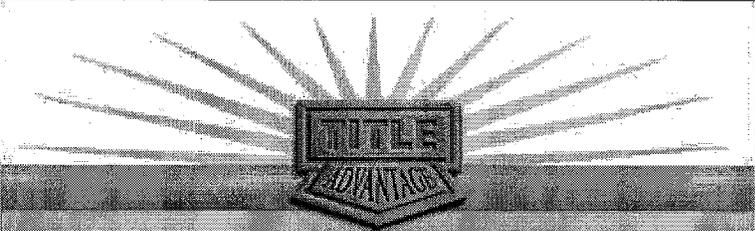
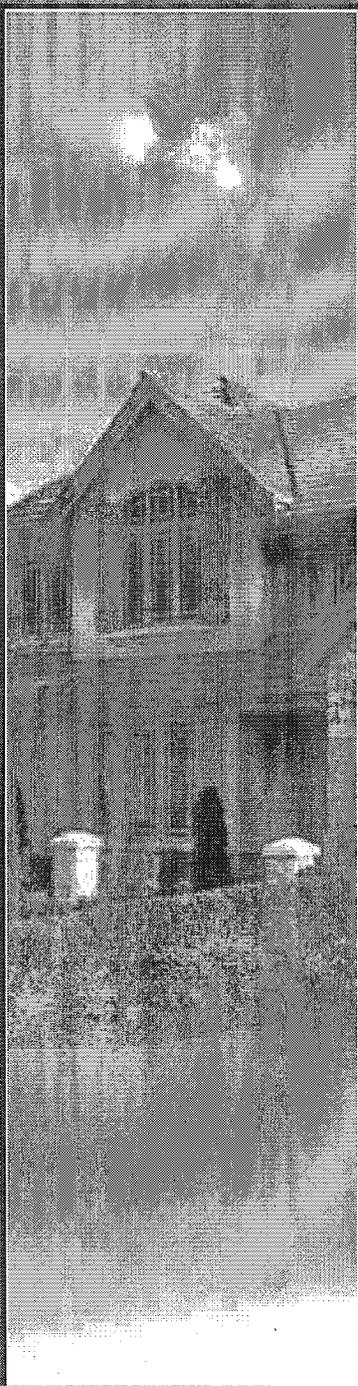
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Property History

1

Property History for Pico Rivera, CA 90660

Item 1 - Transaction Date: 06/18/1986	
Transfer	
APN: 8123-013-901	
Buyer/Borrower:	REDEVELOPMENT AGENCY OF PICO RIVERA CITY
Seller:	N/A
Title Company	
Transaction Value:	\$0.00
Transaction Type:	Transfer
Deed Type:	N/A
Document Number:	



Property Profile Report

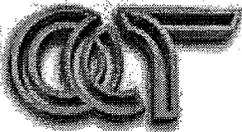
Selected Property:

APN #: 8123-013-902
Pico Rivera
Los Angeles County, CA

Package Highlights:

- Property Profile
- Property History

Brought to you by:
Rick Jacobsen
Orange Coast Title Company
866-277-9838
714-616-2612
rickj@octitle.com
www.octitle.com/rickjacobsen



Property Profile



Property Data:

Site Address:

Pico Rivera,
CA 90660

Primary Owner: REDEVELOPMENT AGENCY OF PICO RIVERA CITY

Secondary

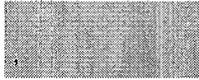
Owner:

APN: 8123-013-902

Census Tract: 5004.03

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Mail Address:



Housing Tract
Number:

Legal CITY:REGION/CLUSTER: 27/27804 RANCHO LA MERCED*LEGAL
Description: DESC SEE DOC 0759625,860618

Subdivision:

Property
County: Los%20angeles County

Property Characteristics:

Bedrooms: 0	Year Built:	Square Feet: 0
Bathrooms: 0	Use Code: Possessory Interest (misc.)	Lot Size: 22934 Sqft
Total Rooms:	Number of Units: 0	Garage:
Zoning: PRIG-OS*	Amenities:	
Number of Stories:	Building Style:	Coords: 34.020005,-118.069917

Sale & Loan Information:

Transfer Date: 06/18/1986	Seller: N/A	Document:
Transfer Value: \$0.00	Cost/Sq Feet: NaN	Title Company:
First Loan Amt: \$0.00	Lender: N/a	

Assessed & Tax Information:

Assessed Value: \$22,153.00	Percent Improvement: 0	Homeowner Exemption:
Land Value: \$22,153.00	Tax Amount: \$0.00	Tax Rate Area: 7-962
Improvement Value: \$0.00	Tax Status: Current	

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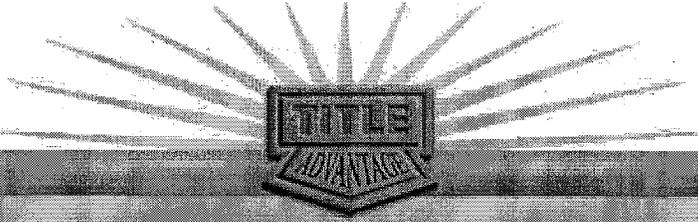
Property History



Property History for Pico Rivera, CA 90660

Item 1 - Transaction Date: 06/18/1986

Transfer	
APN:	8123-013-903
Buyer/Borrower:	REDEVELOPMENT AGENCY OF PICO RIVERA CITY
Seller:	N/A
Title Company	
Transaction Value:	\$0.00
Transaction Type:	Transfer
Deed Type:	N/A
Document Number:	

Property Profile Report

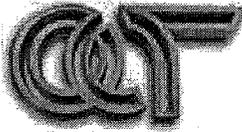
Selected Property:

APN #: 8123-013-904
 9323 Kruse Rd
 Pico Rivera
 Los Angeles County, CA

Package Highlights:

- Property Profile
- Property History

Brought to you by:
 Rick Jacobsen
 Orange Coast Title Company
 866-277-9838
 714-616-2612
rickj@octitle.com
www.octitle.com/rickjacobsen



Property Profile

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Property Data:

Site Address:

9323 Kruse Rd
 Pico Rivera,
 CA 90660

Primary Owner: REDEVELOPMENT AGENCY OF PICO RIVERA CITY

Secondary

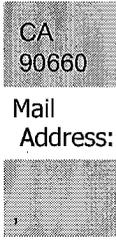
Owner:

APN: 8123-013-904

Census Tract: 5004.03



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Census Tract: 5026.01
 Housing Tract: 2
 Number:
 Legal Description: CITY:REGION/CLUSTER: 28/28605 TR#:2 RANCHO SANTA GERTRUDES
 SUBDIVIDED FOR THE SANTA GERTRUDES LAND ASSN LOT COM S 3 20'15"
 W 147.56 FT FROM MOST N COR OF TRACT
 Subdivision:
 Property County: Los Angeles County

Property Characteristics:

Bedrooms: 0	Year Built:	Square Feet: 0
Bathrooms: 0	Use Code: Dump Site	Lot Size: 2.61 Acres
Total Rooms:	Number of Units: 0	Garage:
Zoning: PRSF*	Amenities:	
Number of Stories: 1	Building Style:	Coords: 33.965226,-118.090158

Sale & Loan Information:

Transfer Date: 04/27/1999	Seller: , PICO RIVERA CITY	Document: 99-0733166
Transfer Value: \$0.00	Cost/Sq Feet: NaN	Title Company:
First Loan Amt: \$0.00	Lender:	

Assessed & Tax Information:

Assessed Value: \$68,524.00	Percent Improvement: 0	Homeowner Exemption:
Land Value: \$68,524.00	Tax Amount: \$0.00	Tax Rate Area: 7-947
Improvement Value: \$0.00	Tax Status: Current	

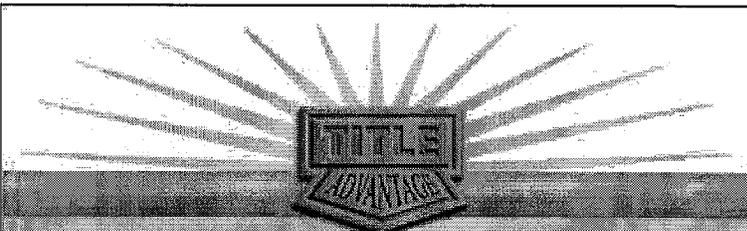
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Property History



Property History for Pico Rivera, CA 90660

Item 1 - Transaction Date: 04/27/1999	
Transfer	
APN:	6384-004-900
Buyer/Borrower:	PICO RIVERA REDEVELOPMENT AGENCY,
Seller:	, PICO RIVERA CITY
Title Company	
Transaction Value:	\$0.00
Transaction Type:	Transfer



Property Profile Report

Selected Property:

APN #: 6373-019-901
Pico Rivera
Los Angeles County, CA

Package Highlights:

- Property Profile
- Property History

Brought to you by:
Rick Jacobsen
Orange Coast Title Company
866-277-9838
714-616-2612
rickj@octitle.com
www.octitle.com/rickjacobsen



Property Profile

1

Property Data:

Site
Address:

Pico
Rivera,

Primary
Owner: REDEVELOPMENT AGENCY OF PICO RIVERA CITY
Secondary
Owner:
APN: 6373-019-901

Deed Type: N/A

Document
Number:

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