





LONG RANGE PROPERTY MANAGEN

No.	Property Type	Permissable Use	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a	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	Commercial	Other	n/a	None	Very limited	n/a	None
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TOMPKINS & PARRINGTON

ATTORNEYS AT LAW

320 NORTH GARFIELD AVENUE

POST OFFICE BOX 589

ALHAMBRA, CALIFORNIA 91802-0589

EMMETT A. TOMPKINS, JR.  
THOMAS E. PARRINGTON

(626) 289-3727  
(323) 283-3107  
FAX (626) 289-0918

May 21, 2001

Martin Cole  
Executive Director  
Temple City Community Redevelopment  
Agency  
9701 Las Tunas Dr.  
Temple City, CA 91780

Re: Rosemead Boulevard Redevelopment Project  
Parcel B - T.C. Associates

Dear Mr. Cole:

Enclosed is a Quitclaim Deed together with a Declaration of Lot Combination. Both documents were duly executed by T.C. Associates.

For the Quitclaim Deed, please sign two places as noted. I am enclosing a California All-Purpose Acknowledgment for your use. You may use the City acknowledgment, if you wish. Charles Martin will have to sign the Declaration of Lot Combination. Acknowledgment of Charles' signature is not necessary. When signed, please return both documents to me. I will arrange for recordation with the Los Angeles County Recorder.

Please call if you have any questions.

Sincerely,



Thomas E. Parrington

TEP:ll

Encl.

cc: Charles R. Martin

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RECORDED AT THE REQUEST OF:

Temple City Community Redevelopment Agency

ORIGINAL TO  
MARTIN COLE

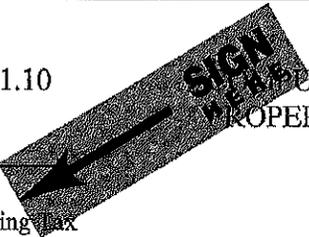
WHEN RECORDED, RETURN TO  
AND MAIL TAX STATEMENTS TO:

APN 5387-32-926

DOCUMENT TRANSFER TAX \$1.10

IMPOSED ON FULL VALUE OF  
PROPERTY TRANSFERRED

Martin Cole, Executive Director  
Signature of Declarant or Agent Determining Tax



QUITCLAIM DEED

For valuable consideration, receipt of which is hereby acknowledged,

The TEMPLE CITY COMMUNITY REDEVELOPMENT AGENCY, a public body, corporate and politic, of the State of California, herein called "Grantor", acting to carry out the Redevelopment Plan, herein called "Redevelopment Plan" for the Rosemead Blvd. Redevelopment Project, herein called "Project", under the Community Redevelopment law of California, hereby quitclaims to T. C. ASSOCIATES, a California corporation, herein called "Grantee", the real property, hereinafter referred to as the "Property", described as follows:

Parcel 7 of Parcel Map 6146 in the City of Temple City, County of Los Angeles, State of California, as shown on Map filed in Book 105, Pages 86, 87, and 88 of Parcel Maps, in the office of the Registrar-Recorder of said County.

1. The Property is conveyed subject to the Redevelopment Plan for the Project and to all existing covenants, conditions, easements, liens, encumbrances and matters of record. The Property is specifically conveyed subject to that Construction, Operation and Reciprocal Easement Agreement dated August 1, 1974 (REA) recorded December 31, 1975 as Instrument No. 5877 in Book D6923, Page 603, Official Records, a First Modification to the REA dated October 8, 1977 recorded December 31, 1975 as a part of the REA, and a Second Modification to the REA dated February 22, 1977 recorded as document No. 77-1438041 on December 29, 1977.

**MAIL TAX BILLS TO: T. C. Associates, c/o Noble Management Co.  
747 West Katella Ave. Ste. 102, Orange, CA 92867**

2. The Grantee covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through it, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, sex, creed, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Grantee itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees on the Property. The foregoing covenants shall run with the land.

3. The covenants against discrimination contained in paragraph 2 of this Deed shall remain in perpetuity.

4. The covenants contained in paragraph 2 of this Quitclaim Deed shall be binding for the benefit of the Grantor and its successors and assigns and such covenants shall run in favor of the Grantor without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. The covenants contained in this Quitclaim Deed shall be for the benefit of and shall be enforceable only by the Grantor and its successors.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2001.

TEMPLE CITY COMMUNITY  
REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
Martin Cole  
Executive Director

PLEASE SIGN  
& DATE

ACCEPTED AND APPROVED

T. C. ASSOCIATES, INC., a California  
corporation

By: David D. Oley, Pres

By: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of LOS ANGELES } ss.

On April 17, 2001, before me, SUSAN Y. NAITO NOTARY PUBLIC,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared DAVID D. MILLER,  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Susan Y. Naito  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: QUITCLAIM DEED

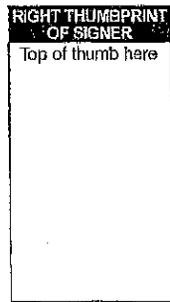
Document Date: \_\_\_\_\_ Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: DAVID D. MILLER  
 Individual  
 Corporate Officer — Title(s): PRESIDENT  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
County of \_\_\_\_\_ } ss.

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared \_\_\_\_\_,  
Name(s) of Signer(s)

- personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

## RESOLUTION NO. 2013-14

### A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER TEMPLE CITY REDEVELOPMENT AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN FOR THE PROPERTY OF THE FORMER TEMPLE CITY REDEVELOPMENT AGENCY AND DIRECTING STAFF TO SUBMIT THE DOCUMENT TO THE STATE DEPARTMENT OF FINANCE

The Oversight Board of the Successor Agency to the Former Temple City Redevelopment Agency ("Oversight Board") does resolve as follows:

#### Section 1. The Oversight Board finds and declares that:

- A. Pursuant to Health and Safety Code section 34173(d), the City of Temple City ("City") is the Successor Agency to the dissolved Temple City Redevelopment Commission, confirmed by Resolution No. 11-4219;
- B. Health and Safety Code section 34191.5 requires the Successor Agency to prepare a Long-Range Property Management Plan that (1) includes an inventory of the real property that was owned by the former Redevelopment Agency when it was dissolved, and (2) addresses the use and disposition of such properties;
- C. In compliance with state law, the Successor Agency has prepared a Long-Range Property Management Plan ("Plan"), attached to this Resolution as Exhibit A;
- D. In compliance with Health and Safety Code section 34191.5(c), the Plan identifies one real property asset (APN 5387-032-926) that was owned by the former Agency when it was dissolved;
- E. Given the limited market for the property and the opportunity for the City, as a land owner in the commercial center, to participate in the re-planning and re-imagining of the center, the City has asked to have the Plan transfer the property to the City for future development. The City is willing to accept a restriction that any net proceeds from the sale of the Property to a third part for redevelopment will be transferred to the County Auditor-Controller for distribution to the taxing entities.
- F. The Plan must be reviewed and approved by the Department of Finance ("DOF") before any potential real estate transaction may occur;
- G. The Oversight Board has received, reviewed and considered the Plan, and considered all written and oral staff reports and all written and oral public comments relating to the Plan; and
- H. The Oversight Board finds that the Plan was prepared in accordance with the requirements of Health and Safety Code section 34191.5.

Section 2. *Long-Range Property Management Plan.* The Plan, attached to this Resolution as Exhibit A, is hereby approved.

Section 3. *Authorization.* Successor Agency staff are hereby authorized and directed to transmit the approved Plan and this Resolution to the DOF in accordance with the requirements of Health and Safety Code section 34191.5.

Section 4. Environmental Determination. This Resolution is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures to implement government funding mechanisms; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Resolution does not constitute a "project" that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

Section 5. The Oversight Board secretary is directed to certify the adoption of this Resolution, record this Resolution in the book of the Oversight Board's original resolutions, and make a minute of the adoption of the Resolution in the Oversight Board's records and the minutes of this meeting.

Section 6. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

**PASSED, APPROVED, AND ADOPTED** this 7th day of October, 2013.

  
\_\_\_\_\_  
David Jaynes, Chairperson Oversight Board for the  
Successor Agency to the Temple City Community  
Redevelopment Agency

ATTEST:  
  
\_\_\_\_\_  
Tanya Rutz, Deputy Clerk  
County of Los Angeles, Board of Supervisors  
Acting as Secretary to the Oversight Board  
of the Successor Agency to the  
Temple City Community Redevelopment Agency

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Oversight Board of the Successor Agency to the Temple City Redevelopment Agency at its regular meeting held on the 7th day of October, 2013, by the following vote, to wit:

AYES: Payne, Haworth, Wiles, Peacock, and Jaynes

NOES: None

ABSENT: Pulido

ABSTAIN: None

VACANCY: County Board of Supervisors



## LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

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**Instructions:** Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment\_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to [Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov).

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Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

### GENERAL INFORMATION:

Agency Name: **Successor Agency of the Former Temple City Redevelopment Agency**

Date Finding of Completion Received: April 26, 2013

Date Oversight Board Approved LRPMP:

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### Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes  No

For each property the plan includes the purpose for which the property was acquired.

Yes  No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes  No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes  No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes  No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes  No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes  No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes  No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes  No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes  No

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## ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

The disposition strategy selected is retention of the property for redevelopment purposes.

This parcel was a \$0.00 transfer from the Former Redevelopment Agency to the City in March 2011. The parcel was transferred for \$0.00 because of the deed restrictions on the parcel that limits its use to parking only. While the City holds title to the parcel at this time, that is only to prevent there being a "messy" chain of title, and the City and Successor Agency submit to the Oversight Board's and Department of Finance's jurisdiction over the parcel.

This property has little market value (estimated in the Long-Range Property Management Plan by cost per square foot) as it is part of a parking field for the commercial center and the parking spaces on the property are required for the commercial center by the City's Municipal Code and confirmed by the above-mentioned deed restrictions. There is an extremely limited commercial market for the property – we conclude that only the owners of the properties immediately adjacent to the property would be at all interested in purchasing it.

The City is in the initial phase of completing a specific plan update for the commercial center and the property is an integral part of that specific plan. The Successor Agency proposes transferring the property to the City, which would then use its ownership of the property to participate as a property owner in re-imagining of the commercial center and would then transfer the property to one of the center owners as part of the private redevelopment of the center.

Given the incredibly limited market for the property, the City envisions that sale as occurring at less than market value. The value to the taxing entities would come from the privately-funded redevelopment of the center and the ensuing increase in property taxes to be shared among the taxing entities. Acknowledging the lack of a market for the property, the Successor Agency proposes to transfer the Property to the City at no cost so that it might retain the ability to influence the privately-funded redevelopment of the center. The City is willing to accept a deed restriction that any net proceeds from the sale of the property, if any, be transferred to the County Auditor-Controller for distribution to the taxing entities. Net proceeds would be defined as any money left after appraisals and other costs of transfer are paid. It is likely that the property will ultimately be transferred at no cost to an ultimate purchaser, but if that is not the case the taxing entities will realize the net proceeds in the same manner that they would if the property were sold at market value. The difference under the Plan is that the City's participation in re-imagining the commercial center should result in a property tax increase for the taxing entities in addition to the revenue, if any, from the sale of the property.

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**Agency Contact Information**

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Email: \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

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**Department of Finance Local Government Unit Use Only**

DETERMINATION ON LRPMP:  APPROVED  DENIED

APPROVED/DENIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL OR DENIAL LETTER PROVIDED:  YES DATE AGENCY NOTIFIED: \_\_\_\_\_