SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY

LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP)

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY

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FIFTH DISTRICT

WEST ALTADENA

FIFTH DISTRICT SUMMARY LRPMP RECOMMENDATIONS

Fifth District summary recommendations:

The successor agency currently administers the following properties in the Fifth District.

Properties to be retained for redevelopment purposes:

Lincoln Crossing Phase II:

These properties are to be retained for the second phase of the Lincoln Crossing project on Lincoln Avenue.

1. Vacant lot (APN 5827-011-900)
2. 2231 North Lincoln Avenue
3. 2271-81 North Lincoln Avenue
4. 2261 North Lincoln Avenue

Business Park:

These properties are to be retained for development a business park in the Windsor-Woodbury section of West Altadena.

1. 2136 Yucca Lane
2. 2200 Yucca Lane

LINCOLN CROSSING PHASE II PROJECT

FIFTH DISTRICT WEST ALTADENA

LINCOLN CROSSING PHASE II PROJECT

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
5-1	Lincoln Ave. (No address), Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-011-900	Vacant Land	Retain for development	Phase II Lincoln Crossing Development	3/9/2006	$8,675	$0	Property is a right of way in an alley, not buildable	5/20/2013
5-2	2231 N. Lincoln Avenue, Altadena, CA 91001 (5th District Crossing Future Phases)	5827-011-903	Vacant Land	Retain for development (partially acquired with Federal Funds)	Phase II Lincoln Crossing Development	9/28/2008	$1,151,814	$638,737.53	Comparable sales estimate – $54.19 psf	7/9/2013
5-3	2271-2281 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-901	Vacant Land	Retain for development (partially acquired with Federal Funds)	Phase II Lincoln Crossing Development	7/20/2006	$86,3275	$145,337.58	Comparable sales estimate – $54.19 psf	7/9/2013
5-4	2261 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-902	Vacant Land	Retain for development (partially acquired with Federal Funds)	Phase II Lincoln Crossing Development	9/8/2011	$379,519	$482,832.90	Comparable sales estimate – $54.19 psf	7/9/2013

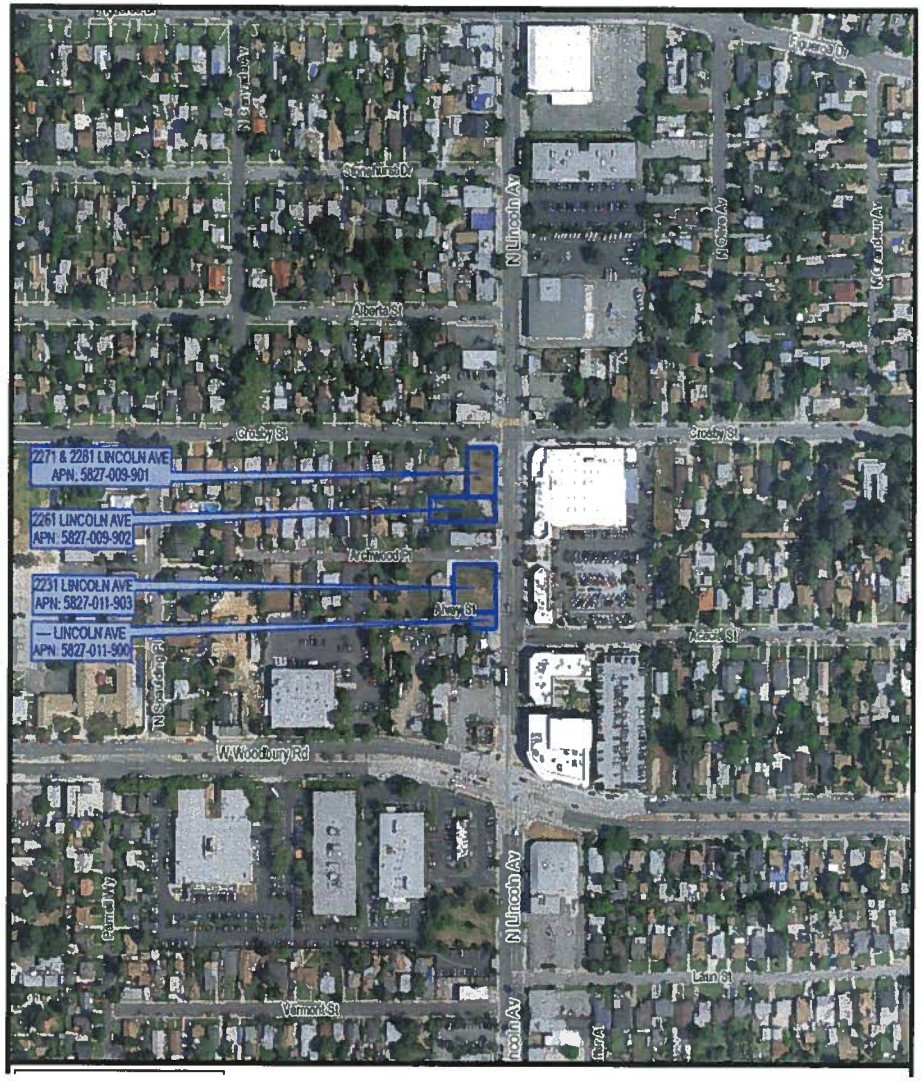
LINCOLN CROSSING PHASE II PROJECT

	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
#	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/ revenue
5-1	Lincoln Ave. (No address), Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-011-900	1,512	R-2/ Two family residence	To be determined by development agreement	2014	Phase 2 Lincoln Crossing. Vacant lot.	Not saleable as a parcel	None	N/A
5-2	2231 N. Lincoln Avenue, Altadena, CA 91001 (5th District Crossing Future Phases)	5827-011-903	11,787	C-3/ Unlimited Commercial	To be determined by development agreement	2014	Phase 2 Lincoln Crossing. Vacant lot w/billboard.	$638,737.53	None	78% purchased with federal CDBG funds, use must conform to CDBG regulations
5-3	2271-2281 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-901	2,682	C-3/ Unlimited Commercial	To be determined by development agreement	2014	Phase 2 Lincoln Crossing. Vacant lot.	$145,337.58	None	81% purchased with federal CDBG funds, use must conform to CDBG regulations
5-4	2261 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-902	8,910	C-3/ Unlimited Commercial	To be determined by development agreement	2014	Phase 2 Lincoln Crossing. Vacant lot.	$482,832.90	None	92% purchased with federal CDBG funds, use must conform to CDBG regulations

LINCOLN CROSSING PHASE II PROJECT

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)H)
#	Address	APN #	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
5-1	Lincoln Ave. (No address), Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-011-900	No report	N/A	Completion of Lincoln Crossing Master Development	Property acquired for Lincoln Crossing Master Development
5-2	2231 N. Lincoln Avenue, Altadena, CA 91001 (5th District Crossing Future Phases)	5827-011-903	Phase II conducted in 2008 identified a limited amount of Total Recoverable Petroleum Hydrocarbons (TRPH) at this site. Phase II concludes that there is no significant threat to human health, groundwater or the environmental and recommends no further action. This site should be reevaluated prior to any future development.	N/A	Completion of Lincoln Crossing Master Development	Property acquired for Lincoln Crossing Master Development
5-3	2271-2281 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-901	Phase I completed. Phase II completed for 2271 Lincoln Avenue (due to previous use as a dry cleaner) did not identify any detectable levels of contaminants.	N/A	Completion of Lincoln Crossing Master Development	Property acquired for Lincoln Crossing Master Development
5-4	2261 N. Lincoln Ave., Altadena, CA 91001 (5th District-Lincoln Crossing Future Phases)	5827-009-902	No report	N/A	Completion of Lincoln Crossing Master Development	Property acquired for Lincoln Crossing Master Development

FIFTH DISTRICT
WEST ALTADENA - LINCOLN CROSSING PHASE II PROJECT



SUMMARY/NARRATIVE
WEST ALTADENA - LINCOLN CORRIDOR PHASE II PROJECT

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
LINCOLN AVENUE (No address) Altadena, CA 91001	5827-011-900	1,512	3/9/06	$8,675	Not saleable as a parcel	To be determined by development agreement	Retain for development/ Phase II Lincoln Crossing Development
2231 N. Lincoln Avenue Altadena, CA 91001	5827-011-903	11,787	9/28/08	$1,151,814	$638,737.53	To be determined by development agreement	Retain for development/ Phase II Lincoln Crossing Development
2271-2281 N. Lincoln Avenue Altadena, CA 91001	5827-009-901	2,682	7/20/06	$836,275	$145,337.58	To be determined by development agreement	Retain for development/ Phase II Lincoln Crossing Development
2261 N. Lincoln Avenue Altadena, CA 91001	5827-009-902	8,910	9/8/11	$379,519	$482,832.90	To be determined by development agreement	Retain for development/ Phase II Lincoln Crossing Development

LINCOLN CORRIDOR PHASE II PROJECT:

These properties are to be retained for redevelopment purposes. The 2009-2014 West Altadena Five-Year Redevelopment Implementation Plan prescribes that these properties be used for Phase II of the Altadena Lincoln Crossing Development. This development will continue the revitalization of formerly blighted Lincoln Avenue and will provide revenue for taxing entities upon completion.

WINDSOR WOODBURY PROJECT

FIFTH DISTRICT
WEST ALTADENA

WINDSOR WOODBURY PROJECT

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
5-5	2136 Yucca Lane, Altadena, CA 91001	5825-022-903	Vacant Land	Retain for development (partially acquired with Federal Funds)	Business park	6/20/2007	$669,690	$486,517.82	Comparable sales estimate $54.19 psf	7/9/2013
5-6	2200 Yucca Lane, Altadena, CA 91001	5825-022-902	Vacant Land	Retain for development (partially acquired with Federal Funds)	Business park	3/8/2004	$1,170,254.77	$1,401,190.80	Comparable sales estimate $54.19 psf	7/9/2013

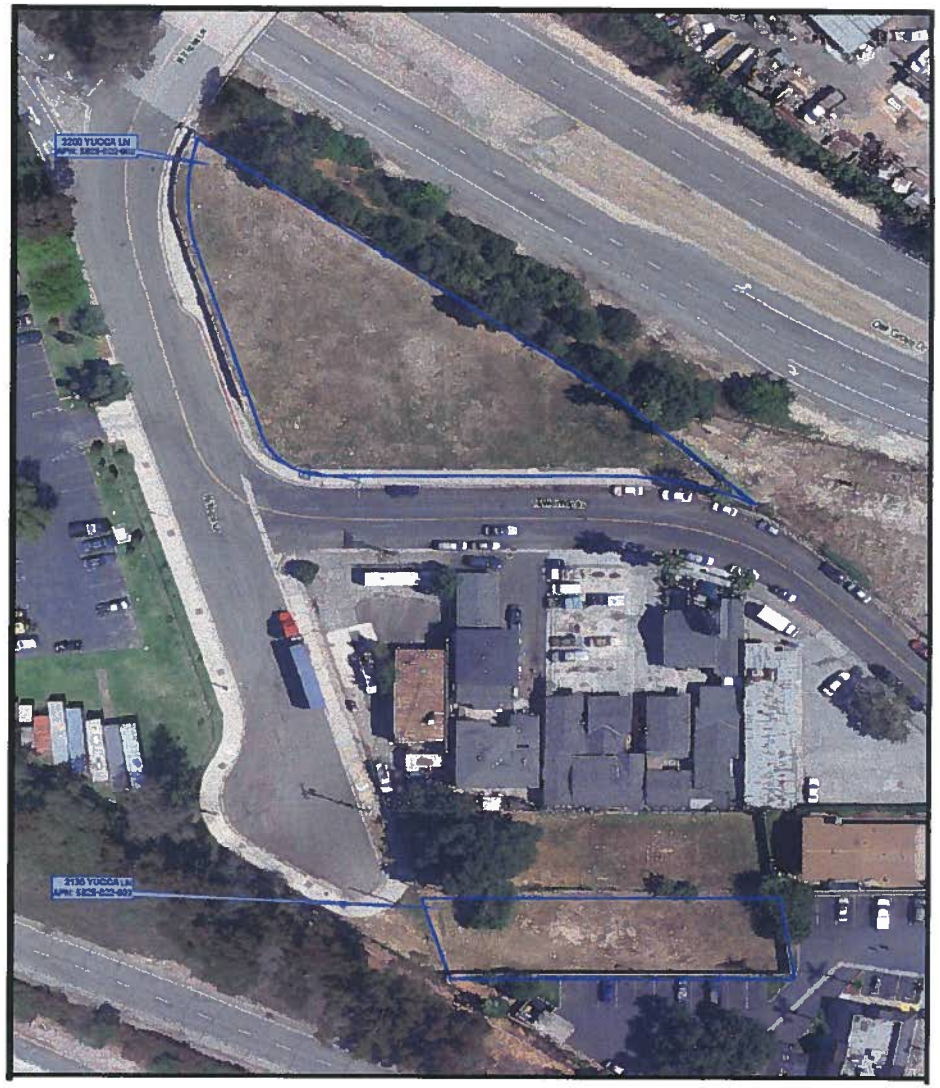
WINDSOR WOODBURY PROJECT

	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
#	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/ revenue
5-5	2136 Yucca Lane, Altadena, CA 91001	5825-022-903	8,978	C-M/ Commercial Manufacturing	To be determined by development agreement	2014	Business park site assembly	$486,517.82	None	54% purchased with federal CDBG funds, use must conform to CDBG regulations
5-6	2200 Yucca Lane, Altadena, CA 91001	5825-022-902	25,857	C-M/ Commercial Manufacturing	To be determined by development agreement	2014	Blight elimination, decrepit structure, business park site assembly	$1,401,190.80	None	80% purchased with federal CDBG funds, use must conform to CDBG regulations

WINDSOR WOODBURY PROJECT

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)H)
#	Address	APN #	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
5-5	2136 Yucca Lane, Altadena, CA 91001	5825-022-903	Phase I completed in 2007 does not identify any issues.	N/A	Job creation	Business Park proposed
5-6	2200 Yucca Lane, Altadena, CA 91001	5825-022-902	No report	N/A	Job creation	Business Park proposed

FIFTH DISTRICT
WEST ALTADENA - WINDSOR WOODBURY PROJECT



SUMMARY/NARRATIVE
WEST ALTADENA - WINDSOR WOODBURY PROJECT

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
2136 Yucca Lane Altadena, CA 91001	5825-022-903	8,978	6/20/07	$669,690	$486,517.82	To be determined by development agreement	Retain for Development/ Business Park
2200 Yucca Lane Altadena, CA 91001	5825-022-902	25,857	3/8/04	$1,170,255	$1,401,190.80	To be determined by development agreement	Retain for Development/ Business Park

WINDSOR WOODBURY PROJECT:

These properties are to be retained for redevelopment purposes. The 2009-2014 West Altadena Five-Year Redevelopment Implementation Plan calls for business park development for these properties. Because a significant portion of the money used to purchase the properties were federal Community Development Block Grant funds, job creation and/or services for low-income persons is an important consideration for the site.