SUCCESSOR AGENCY OF THE
REDEVELOPMENT AGENCY OF
LOS ANGELES COUNTY

LONG RANGE PROPERTY MANAGEMENT PLAN
(LRPMP)
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FIRST DISTRICT MARAVILLA
**First District LRPMP Summary Recommendations**

*First District summary recommendations:*

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

**Properties to be retained for redevelopment purposes:**

Transit-Oriented Development Project:

These lots partially comprise the planned mixed-use transit-oriented development on 3rd Street as designated in the 2009-2014 Maravilla Five-Year Implementation Redevelopment Plan and are recommended for retention for redevelopment purposes.

1. 4657 East 3rd Street
2. 219 South Dangler Avenue
3. 4643 East 3rd Street

**Property to be sold:**

1. 4612 East 3rd Street
TRANSIT-ORIENTED DEVELOPMENT PROJECT

FIRST DISTRICT
MARAVILLA
<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>APN #</th>
<th>Property Type</th>
<th>Permissible Use</th>
<th>Permissible Use Detail</th>
<th>Acquisition Date</th>
<th>Value at Time of Purchase</th>
<th>Estimated Current Value</th>
<th>Value Basis</th>
<th>Date of Estimated Current Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-1</td>
<td>4657 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-904</td>
<td>Vacant Land</td>
<td>Retain for development</td>
<td>Transit-oriented mixed-use Commercial and Residential</td>
<td>04/02/2008</td>
<td>$173,254</td>
<td>$82,011.75</td>
<td>Comparable sales estimate $25.43 psf</td>
<td>7/9/2013</td>
</tr>
<tr>
<td>1-2</td>
<td>219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-902</td>
<td>Vacant Land</td>
<td>Retain for development</td>
<td>Transit-oriented mixed-use Commercial and Residential</td>
<td>06/26/1996</td>
<td>$140,344</td>
<td>$85,292.22</td>
<td>Comparable sales estimate $25.43 psf</td>
<td>7/9/2013</td>
</tr>
<tr>
<td>1-3</td>
<td>4643 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-903</td>
<td>Vacant Land</td>
<td>Retain for development</td>
<td>Transit-oriented mixed-use Commercial and Residential</td>
<td>10/31/2001</td>
<td>$184,895</td>
<td>$164,048.93</td>
<td>Comparable sales estimate $25.43 psf</td>
<td>7/9/2013</td>
</tr>
<tr>
<td>#</td>
<td>Address</td>
<td>APN #</td>
<td>Lot Size</td>
<td>Current Zoning</td>
<td>Proposed Sale Value</td>
<td>Proposed Sale Date</td>
<td>Purpose for which property was acquired</td>
<td>Estimate of Current Parcel Value</td>
<td>Estimate of Income/Revenue</td>
<td>Contractual requirements for use of income/revenue</td>
</tr>
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<tr>
<td>1-1</td>
<td>4657 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-904</td>
<td>3,225</td>
<td>C-2/Neighborhood business</td>
<td>To be determined by development agreement</td>
<td>2014</td>
<td>Properties held for transit-oriented development/mixed-use project</td>
<td>$82,011.75</td>
<td>None</td>
<td>N/A</td>
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<tr>
<td>1-2</td>
<td>219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-902</td>
<td>3,354</td>
<td>C-2/Neighborhood business</td>
<td>To be determined by development agreement</td>
<td>2014</td>
<td>Properties held for transit-oriented development/mixed-use project</td>
<td>$85,292.22</td>
<td>None</td>
<td>N/A</td>
</tr>
<tr>
<td>1-3</td>
<td>4643 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-903</td>
<td>6,451</td>
<td>C-2/Neighborhood business</td>
<td>To be determined by development agreement</td>
<td>2014</td>
<td>Properties held for transit-oriented development/mixed-use project</td>
<td>$164,048.93</td>
<td>None</td>
<td>N/A</td>
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</table>
## FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN
### MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>APN #</th>
<th>HSC 34191.5 (c)(1)(C)</th>
<th>HSC 34191.5 (c)(1)(F)</th>
<th>HSC 34191.5 (c)(1)(G)</th>
<th>HSC 34191.5 (c)(1)(H)</th>
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</thead>
<tbody>
<tr>
<td>1-1</td>
<td>4657 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-904</td>
<td>Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.</td>
<td>Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station</td>
<td>Transit-oriented mixed-use development</td>
<td>Property acquired as part of larger site for mixed-use development</td>
</tr>
<tr>
<td>1-2</td>
<td>219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-902</td>
<td>Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.</td>
<td>Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station</td>
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<td>Property acquired as part of larger site for mixed-use development</td>
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<td>1-3</td>
<td>4643 E.3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5250-017-903</td>
<td>Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.</td>
<td>Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station</td>
<td>Transit-oriented mixed-use development</td>
<td>Property acquired as part of larger site for mixed-use development</td>
</tr>
</tbody>
</table>

Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

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### SUMMARY/NARRATIVE
MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

<table>
<thead>
<tr>
<th>Property Address</th>
<th>APN #</th>
<th>Lot Area</th>
<th>Date of Purchase</th>
<th>Value at Time of Purchase</th>
<th>Estimated Current Value</th>
<th>Proposed Sale Value</th>
<th>Permissible Use and Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>4657 East 3rd Street, Los Angeles, CA 90022</td>
<td>5250-017-904</td>
<td>3,225</td>
<td>4/2/08</td>
<td>$173,254</td>
<td>$82,011.75</td>
<td>To be determined by development agreement</td>
<td>Retain for development/Transit-oriented mixed-use – Commercial and Residential</td>
</tr>
<tr>
<td>219 S. Dangler Avenue, Los Angeles, CA 90022</td>
<td>5250-017-902</td>
<td>3,354</td>
<td>6/26/96</td>
<td>$140,344</td>
<td>$85,292.22</td>
<td>To be determined by development agreement</td>
<td>Retain for development/Transit-oriented mixed-use – Commercial and Residential</td>
</tr>
<tr>
<td>4643 East 3rd Street, Los Angeles, CA 90022</td>
<td>5250-017-903</td>
<td>6,451</td>
<td>10/31/01</td>
<td>$184,895</td>
<td>$164,048.93</td>
<td>To be determined by development agreement</td>
<td>Retain for development/Transit-oriented mixed-use – Commercial and Residential</td>
</tr>
</tbody>
</table>

### TRANSIT-ORIENTED DEVELOPMENT PROJECT:

These vacant properties are to be retained by the County for a transit oriented development project as presented in the 2009-2014 Maravilla Five-Year Redevelopment Implementation Plan. Fronting the Metro Gold Line light rail system and located close to the Maravilla and Civic Center Stations, these non-contiguous properties can be combined with others into a site that is ideal for transit oriented development. This development will bring in greatly increased property tax revenue for taxing entities over time and will provide needed jobs, housing, and services to East Los Angeles.
PROPERTY TO BE SOLD

FIRST DISTRICT

MARAVILLA
<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>APN #</th>
<th>Property Type</th>
<th>Permissible Use</th>
<th>Permissible Use Detail</th>
<th>Acquisition Date</th>
<th>Value at Time of Purchase</th>
<th>Estimated Current Value</th>
<th>Value Basis</th>
<th>Date of Estimated Current Value</th>
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</thead>
<tbody>
<tr>
<td>1-4</td>
<td>4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5247-024-900</td>
<td>Vacant Land</td>
<td>Sell Property</td>
<td>Sell to public</td>
<td>06/30/2003</td>
<td>$175,640</td>
<td>$191,971.07</td>
<td>Comparable sales estimate $25.43 psf</td>
<td>7/9/2013</td>
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</tbody>
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Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)
<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>APN #</th>
<th>Lot Size</th>
<th>Current Zoning</th>
<th>Proposed Sale Value</th>
<th>Proposed Sale Date</th>
<th>Purpose for which property was acquired</th>
<th>Estimate of Current Parcel Value</th>
<th>Estimate of Income/Revenue</th>
<th>Contractual requirements for use of income/revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-4</td>
<td>4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5247-024-900</td>
<td>7,549</td>
<td>C-2/Neighborhood business</td>
<td>Fair market value</td>
<td>2014</td>
<td>Blight elimination, decrepit structures</td>
<td>$191,971.07</td>
<td>None</td>
<td>N/A</td>
</tr>
<tr>
<td>#</td>
<td>Address</td>
<td>APN #</td>
<td>History of environmental contamination, studies, and/or remediation, and designation as a brownfield site</td>
<td>Description of property's potential for transit oriented development</td>
<td>Advancement of planning objectives of the successor agency</td>
<td>History of previous development proposals and activity</td>
<td></td>
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</tr>
<tr>
<td>1-4</td>
<td>4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)</td>
<td>5247-024-900</td>
<td>No report</td>
<td>Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station</td>
<td>N/A</td>
<td>RDA dissolution halted activity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## SUMMARY/NARRATIVE
MARAVILLA – 4612 EAST 3<sup>rd</sup> STREET

<table>
<thead>
<tr>
<th>Property Address</th>
<th>APN #</th>
<th>Lot Area</th>
<th>Date of Purchase</th>
<th>Value at Time of Purchase</th>
<th>Estimated Current Value</th>
<th>Proposed Sale Value</th>
<th>Permissible Use and Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>4612 East 3&lt;sup&gt;rd&lt;/sup&gt; Street, Los Angeles, CA 90022</td>
<td>5247-024-900</td>
<td>7,549</td>
<td>06/30/03</td>
<td>$175,640</td>
<td>$191,971.07</td>
<td>Fair market value</td>
<td>Sell to public/Distribute proceeds to taxing entities.</td>
</tr>
</tbody>
</table>

4612 East 3<sup>rd</sup> Street:

This property was acquired to remove blighted structures and possibly combine with other sites. There is no existing plan for the property, it is to be sold and the proceeds distributed to taxing entities.

Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)