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GENERAL MANAGER
AND
CITY PURCHASING AGENT



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MAYOR

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CITY HALL SOUTH
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January 30, 2020

Richard H. Llewellyn Jr., Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
Los Angeles, CA 90012

**REQUEST FOR “EXEMPT SURPLUS LAND”
DECLARATION FOR VARIOUS “OWN A PIECE OF
LOS ANGELES” PROPERTIES IN COMPLIANCE WITH NEW STATE LAW**

In accordance with the Own A Piece of Los Angeles (OPLA) Program approved by City Council on July 28, 2009 (C.F. 07-1894, Ordinance No. 180834, attached as Attachment A), the Department of General Services (GSD) is charged with administering the sale of City-owned remnant parcels to adjoining owners. GSD requests that the Municipal Facilities Committee, pursuant to its authority with respect to OPLA properties, declare each of those OPLA properties listed in Attachment B as “exempt surplus land” in order to satisfy certain relevant requirements of the new State law promulgated through AB-1486. Such declaration will allow the City to continue selling these OPLA properties directly to an owner of adjacent property.

BACKGROUND

On January 1, 2020, AB-1486 took effect and amended the process for disposing of surplus land. Among other changes, AB 1486 requires that “land shall be declared either ‘surplus land’ or ‘exempt surplus land,’ as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures.”

The OPLA Program, which was established under the previous State law on surplus property, allows the City to dispose of City-owned “remnant” parcels in accordance with the above-referenced ordinance. “Remnant” properties must be, among other

requirements: (A) less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or less than 5,000 square feet in area, whichever is less, or (B) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency, that is used for park, recreational, open-space, or low- and moderate-income housing purposes, and is not located within an enterprise zone pursuant to Section 7070 of the California Government Code, nor a designated program area as defined in California Government Code section 7082. Moreover, under the OPLA Program, a remnant property must be sold to an owner of an adjoining property.

Under AB-1486, a property may be declared as “exempt surplus land” if that property is (i) less than 5,000 square feet in area, (ii) less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or 5,000 square feet in area, whichever is less, or (iii) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. However, if the surplus land is not sold to an owner of contiguous land, it is not considered exempt surplus land. This exemption is now codified in Government Code Section 54221(f)(1)(B).

In comparison with the “remnant” definition under the OPLA ordinance, the above-referenced exemption under AB-1486 is broader. Accordingly, a “remnant” property that qualifies for sale through the OPLA Program should also fall within the said statutory exemption.

FINDINGS

GSD’s records show that each of those OPLA properties listed in Attachment B is (i) less than 5,000 square feet in area, (ii) less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or 5,000 square feet in area, whichever is less, or (iii) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. In addition, GSD proposes to sell each of such properties to an owner of contiguous land. Accordingly, all of the OPLA properties listed in Attachment B qualify as “exempt surplus land” under Government Code Section 54221(f)(1)(B).

FISCAL IMPACT

None.

RECOMMENDATION

That the Municipal Facilities Committee declare that all of those OPLA properties listed in Attachment B are "Exempt Surplus Land", as supported by the findings set forth in this report.

A handwritten signature in black ink, appearing to read "Tony M. Royster". The signature is written in a cursive style with a large, looping initial "T".

Tony M. Royster
General Manager

Attachments: OPLA Ordinance (Attachment A)
List of OPLA Properties (Attachment B)

EXHIBIT A

ORDINANCE NO. 180834

An ordinance amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the Los Angeles Administrative Code to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The first unnumbered paragraph of Section 7.22 of the Los Angeles Administrative Code is amended to read:

Before the Council, or the Municipal Facilities Committee for the direct sale of "remnant" properties, determines that real property proposed for sale is no longer required for the use of the City and that the public interest or necessity require its sale, the proposed sale shall be considered as follows:

Sec. 2. Subsection (a) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

Sec. 7.22. Recommendations Required of City Departments.

(a) The Department of General Services shall determine whether the City owns a salable interest in the real property, shall appraise said real property at its fair market value; and shall recommend a minimum sale price to the Council or the Municipal Facilities Committee, as applicable.

Sec. 3. Subsection (d) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

(d) In cases involving the direct sale of surplus City-owned property, except "remnants" as defined in Section 7.27.1(a), the City Administrative Officer shall review the proposed direct sale and recommend to the Council upon its propriety.

Sec. 4. Subsection (e) is added to Section 7.22 of the Los Angeles Administrative Code to read:

(e) In cases involving direct sales of City-owned "remnants" as defined in Section 7.27.1(a), the Department of General Services shall review the proposed sale, and shall recommend to the Municipal Facilities Committee upon its propriety. Thereafter, the Municipal Facilities Committee may determine that the public interest or necessity require completion of the sale and authorize it, including the immediate opening of

escrow. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 5. Section 7.27 of the Los Angeles Administrative Code is amended to read:

Sec. 7.27. Private Sale.

The Council, or the Municipal Facilities Committee in cases involving "remnants" as defined in Section 7.27.1(a), may determine that the public interest or necessity require the sale, conveyance or exchange of real property owned by the City or any City department, of the quitclaiming by the City or by any City department, of any interest in real property without notice of sale or advertisement for bids. In the event of this determination, the City Council may, by ordinance authorize the execution of a deed, contract or other instrument necessary to effect the sale, conveyance, exchange or quitclaim at and for a price or consideration and upon the terms and conditions to be specified in the ordinance; provided, however, that the ordinance shall be subject to the provisions of Sections 252 and 461 of the City Charter. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 6. Section 7.27.1 of the Los Angeles Administrative Code is added to read:

Sec. 7.27.1. Sale of Surplus City-Owned Remnant Property.

Notwithstanding any other provision of this Code to the contrary, City-owned "remnants" under the jurisdiction and control of the Department of General Services may be sold by private sale as authorized by Section 7.27, provided all of the following criteria are met:

(a) Each property subject to sale must be a surplus City-owned "remnant". "Remnant" means real property meeting the requirements of Section 7.22 of the Los Angeles Administrative Code which (A) has less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or less than 5,000 square feet in area, whichever is less, or (B) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency, that is used for park, recreational, open-space, or low- and moderate-income housing purposes, and is not located within an enterprise zone pursuant to Section 7070 of the California Government Code, nor a designated program area as defined in California Government Code section 7082;

(b) The direct sale must be an all cash transaction and the buyer(s) must pay fair market value for the remnant as determined by an appraisal by the Department of General Services;

(c) The buyer(s) must be owners of an "adjoining property." An "adjoining property" is one which shares a common boundary with the remnant subject to sale;

(d) The Department of General Services shall offer the remnant for sale to all adjoining property owners, and utilize a competitive process to select the buyer(s) using price as its criteria;

(e) The terms and conditions of each sale must be those approved by the City Council in the document entitled Title Transfer Instructions (Escrow) and made a part of Council File No. 07-1894, and must be presented by the Department of General Services to the Municipal Facilities Committee for approval, and shall be approved as to form by the City Attorney; and

(f) Any remnant meeting the criteria set forth in California Government Code section 54221(f) must first be offered for sale to the State in accordance with Government Code section 54220, *et seq.*


Sec. 7. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 28 2009.

JUNE LAGMAY, City Clerk

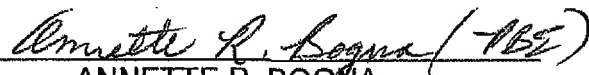
By 
Deputy

Approved AUG 07 2009


Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By 
ANNETTE R. BOGNA
Deputy City Attorney

Date 7/13/09

File No(s). CF No. 07-1894

DECLARATION OF POSTING ORDINANCE

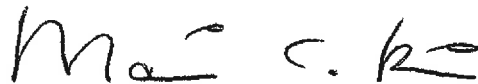
I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 180834 – Amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the L.A.A.C. to provide for implementation of the “Own a Piece of Los Angeles” (OPLA) Program concerning the sale of City-owned remnant surplus properties - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 28, 2009**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **August 11, 2009** I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **August 11, 2009** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **11th** day of **August 2009** at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: **September 20, 2009**

Council File No. **07-1894**

EXHIBIT B

12:41 PM
1/22/2020

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NO.	CD	APN	Cnt APN	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS
1	1	5135019900	1	1431 Constance St.	Constance St./Venice Blvd.	0.98	Yes	RD1.5-1	634-B5	Level	SF	Front Yard
2	1	5303026901	1	331 Avenue 52	Avenue 52/Griffin Ave.	53.24	Yes	R1-1	595-C4	Hillside	SF	Front Yard
3	1	5304002901	1		Montecito Dr./Sinova St.	1,666.10	Yes	R1-1	595-B5	Hillside	SF	Entire side yard
4	1	5305015900	2		Mercury Ave./Reynolds Ave.	273.72	Yes	R1-1	595-B6	Hillside	SR	Rear of property
210	1	5304002902		Latona Drive	Latona Drive	4,005.00	Yes	R1-1		Hillside	SR	
5	2	2215011900	1	13953 Valerio	Valerio St./Ranchito Ave.	777.74	Yes	R1-1	532-B4	Level	SF	Entire side lot
6	2	2238003901	1	6738 Hazeltine	Archwood St./Hazeltine Ave.	471.46	Yes	[Q]C2-1VL	532-B6	Level	SF	Entire side lot
7	2	2244001901	1		Oxnard St./Vesper Ave.	321.10	Yes	R1-1	561-J1	Level	SF	Side yard
8	2	2249024900	1		Weddington St./Kester Ave.	250.65	Yes	[Q]R3-1	561-J2	Level	SF	Side of Lot
9	2	2327007910	1		Hartland St./Atoll Ave.	2,961.95	Yes	R3/R1-1	532-D5	Level	SF	Entire side lot line
10	2	2331022900	1	13044 Calvert	Calvert St./Ethel Ave.	424.79	Yes	R1-1	562-D1	Level	SF	Entire side lot line
11	2	2410020900	2	10755 Sherman Way	Sherman Way/Riverton Ave.	173.35	Yes	[Q]C2-1	532-A4	Level	SF	Commercial Property
12	2	2414003904	1	6181 Erwin St	Erwin St./Cleon Ave.	497.79	Yes	R1-1	533-A7	Level	SF	Block between prop and ROW
14	2	2566016900	2		Tujunga Canyon Blvd./Mountair Ave.	2,938.04	Yes	R1-1	503-J3	Hillside	SF	
15	2	2568002901	1	10008 N. Marcus Ave. Los Angeles, CA 91042	Marcus Ave./Tujunga Canyon Blvd.	629.11	Yes	RD3-1	504-B4	Hillside	SF	Front yard
17	2	2215009900	1		Matilija Ave./Valerio St.	1,499.23	Yes	R1-1	532-B4	Level	SR	Used as Homeowner Property
19	2	2216013901	1		Murietta Ave./Hart St.	249.99	Yes	[Q]RD1.5-1	532-B5	Level	SR	Backyard
20	2	2239013900	1		Murietta Ave./Calvert St.	485.76	Yes	R1-1	532-B7	Level	SR	Back corner of Property
21	2	2304014900	1		Willard St./Van Noord Ave.	2,523.25	Yes	RS-1	532-E2	Level	SR	Strip along back lot lines
22	2	2377010900	1		Canton Way/Canton Dr.	2,478.49	Yes	RE15-1-H	562-H7	Hillside	SR	Back lot line
23	2	2466031900	1		Elkwood St./Clybourn Ave.	833.68	Yes	M1-1	533-A2	Level	SR	Off alley
24	2	2542024900	1		Orcas Ave./Stonehurst Ave.	1,621.75	Yes	RA-1-K	503-A5	Hillside	SR	Stormdrain ??
25	2	2542024901	1		Helen Ave./Sunland Blvd.	4,254.89	Yes	RA-1-K	503-A5	Hillside	SR	Stormdrain ??
26	2	2559031900	1		McGroarty St./Glenties Lane	2,064.67	Yes	RE40-1	503-H4	Hillside	SR	Rear lot line
27	3	2024017900	1		Maynard Ave./Sherman Way	315.90	Yes	A1-1	529-G4	Level	SF	Front Yard
28	3	2024022900	1		Vose St./Enadia Way	279.98	Yes	RS-1	529-J6	Level	SF	End of Cul-de-sac
29	3	2074033900	1		Almidor Ave./Heiss St.	403.29	Yes	RA-1	559-G4	Hillside	SF	Sliver - Parkway
30	3	2074033901	1	4705 Almidor Ave.	Almidor Ave./Heiss St.	15.00	Yes	RA-1	559-G4	Hillside	SF	Sliver - Parkway
32	3	2103007900	1		Baird Ave./Cantara St.	358.23	Yes	RS-1	530-J2	Level	SF	Side lot - full lenght
33	3	2108001902	1		Irondale Ave./Cantara St.	994.064	Yes	RS-1	530-C2	Level	SF	Side Property

EXHIBIT B

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NO.	CD	APN	Cnt AP N	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS
34	3	2127002900	1		Geyser Ave./Gilmore St.	90.01	Yes	R1-1	530-H6	Level	SF	Dead End Street
35	3	2128001901	1		Kittridge St./Sylvia Ave.	89.94	Yes	R1-1	530-G6	Level	SF	Dead End Street
36	3	2128001902	1		Kittridge St./Sylvia Ave.	90.05	Yes	R1-1	530-G6	Level	SF	Dead End Street
37	3	2129006900	1		Hart St./Sylvia Ave.	81.00	Yes	R1-1	530-G5	Level	SF	Dead End Street
38	3	2129006901	1		Hart St./Sylvia Ave.	81.00	Yes	R1-1	530-G5	Level	SF	Dead End Street
39	3	2134036900	1		Victory Blvd./Friar St.	5,849.81	Yes	R1-1	530-E7	Level	SF	Sell with deed restriction of no subdivision
40	3	2135025901	1		Lubao Ave./Hart St.	675.23	Yes	R1-1	530-E5	Level	SF	Full Side Yard
41	3	2156001900	1		Aetna St./Topham St.	150.00	Yes	RS-1	560-G1	Level	SF	Dead End Street
42	3	2121023901	1		Gault St./Lindley Ave.	296.14	Yes	R1-1	531-A4	Level	SR	Sliver in Backyard
43	3	2161012905	1		Wells Dr./Mecca Ave.	257.60	Yes	RA-1	560-H3	Hillside	SR	Sliver in Backyard
44	4	2415014901	1		Willow Crest Ave./Oxnard St.	173.50	Yes	R3-1	563-B1	Level	SF	
45	4	2423035900	1	4029 Lankershim Blvd.	Lankershim Blvd./Cahuenga Blvd.	1,002.78	Yes	C2-1	563-B5	Level	SF	<LACo MTA?>
46	4	2425029900	1		Bonnie Hill Dr./Adina Dr.	96.51	Yes	R1-1	563-C7	Hillside	SF	
47	4	5425002900	1	1514 Micheltorena Street	Micheltorena St./Hamilton Wy.	225.00	Yes	RD1.5-1VL	594-C5	Hillside	SF	entire side yard
48	4	5438009900	1		Lake View Ave./Adelbert Ave.	11.34	Yes	R2-1VL	594-E4	Hillside	SF	Sliver in front yard
50	4	5565016900	1		Willow Glen Rd./Laurel Canyon Blvd.	46.96	Yes	RE40-1-H	592-J2	Hillside	SF	Sliver at front of property
51	4	5565023900	1		Willow Glen Rd./Woodstock Rd.	227.48	Yes	RE11-1	592-J2	Hillside	SF	Sliver in front of property
52	4	5570030900	1		Mulholland Dr./Laurel Canyon Blvd.	1,229.12	Yes	RE11-1	592-J1	Hillside	SF	End of Block
53	4	5572011900	1		Chelan Wy./Chelan Dr.	120.34	Yes	RE15-1-H	593-C3	Hillside	SF	Entire side lot line
56	4	2425019900	1		Oakley Dr./Oak Glen Dr.	2,857.81	Yes	RE15-1-H	593-B1	Hillside	SR	Back lot line
57	4	2425020901	2		Bonnie Hill Dr./Ione Dr.	3,885.12	Yes	RE15-1-H	563-C6	Hillside	SR	Back lot line
59	4	5576002900	1		Lash Ln./Whitley Terr.	16.33	Yes	R1-1	593-F3	Hillside	SR	Sliver in corner
209	4	5565026900		8145 'Willow Glen	Willow Glen Rd.	1,440.00	Yes	R-1-1		Hillside	SR	Front of lot
60	4	5580016900	1		Lambert Dr./Hollyridge Dr.	267.81	Yes	R1-1	593-G1	Hillside	SR	Back lot line
61	5	2182026900	1		Coronet Dr./Alonzo Pl.	288.89	Yes	RA-1	561-A4	Hillside	SF	Property between yards
62	5	2246016901	1		Califa St./Hazeltime Ave.	3,298.21	Yes	R1-1	562-B1	Level	SF	Alley
63	5	2260018901	1		Hartsook St./Valjean Ave.	2,446.20	Yes	R1-1	561-E3	Level	SF	Sliver - several properties SD??
64	5	2274019900	1	3967 N. Camino De La Cumbre Los Angeles, CA 91423	Camino De La Ronda/Camino De Solana	1945.459	Yes	RE15-1-H	562-A6	Hillside	SF	Long sliver

EXHIBIT B

NO.	CD	APN	Cnt _AP N	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS
65	5	2274020900	1		Camino De La Cumbre/Camino De La Ronda	1,958.12	Yes	RE15-1-H	562-A6	Hillside	SF	Long sliver
66	5	2326014900	1	13118 Kittridge St	Tujunga Wash/Kittridge St.	1,410.06	Yes	R1-1	532-D6	Level	SF	Entire side lot line
67	5	2364014902	1		Landale St./Rhodes Ave.	1,349.96	Yes	R1-1	562-F4	Level	SF	Entire side lot line
68	5	4371011900	2	10522 W. Sandall Lane Los Angeles, CA 90077	Isadora Ln./Duluth Ln.	2,885.44	Yes	RE15-1	592-A4	Hillside	SF	Entire side lot line -
69	5	4380005900	1		Dellwood Ln./Elk Ln.	460.51	Yes	RE15-1	592-A3	Hillside	SF	Corner of property
70	5	5558028900	1		Hillside Way/Hillside Ave.	42.43	Yes	R1-1	593-A4	Hillside	SF	Corner of front yard
71	5	5567019900	1		Jewett Dr./Elusive Dr.	376.48	Yes	R1-1	592-J3	Hillside	SF	
72	5	2247012900	1		Cumpston St./Costello Ave.	1,979.48	Yes	R1-1	562-B2	Level	SR	Rear lot line
73	5	2331028900	1		Future Alley/Longridge Ave.	453.23	Yes	R1-1	562-D1	Level	SR	Back lot line
74	5	2357007902	1		Whitsett Ave./Otsego St.	366.06	Yes	R1-1	562-E3	Level	SR	Rear lot line several properties
77	5	5567014901	2		Appian Way	68.61	Yes	R1-1	592-J3	Hillside	SR	Rear yard
78	5	5567022900	1		Oakden Dr./Utica Dr.	389.69	Yes	R1-1	593-A3	Hillside	SR	
80	6	2215024900	1	14319 Valerio	Valerio St./Tyrone Ave.	825.02	Yes	R1-1	532-A4	Level	SF	Entire side lot
81	6	2217014900	1	6961 Hazeltine Ave. Van Nuys, CA 91405	Hart St./Hazeltine Ave.	2,675.87	Yes	[Q]RD1.5-1	532-B5	Level	SF	GSD unable to accept the counter offer from adjoining owner
82	6	2221011900	1		Burnet Ave./Leadwell St.	819.26	Yes	R1-1	531-H4	Level	SF	Entire side lot 2 properties
83	6	2222002900	1	7915 Sepulveda Blvd. Los Angeles, CA 91405 (Adjacent)	Sepulveda Blvd./Raymer St.	4,198.06	Yes	M1-1	531-H3	Level	SF	Entire side lot
84	6	2237008900	1	19240 Lemay St	Lemay St./Katherine Ave.	4,282.46	Yes	R1-1	532-B5	Level	SF	Entire side lot
85	6	2310013900	1	11965 Ratner	Ratner St./Gentry Ave.	524.99	Yes	R1-1	532-G3	Level	SF	Side of lot
86	6	2624005901	1	9987 Tamarack Ave	Tamarack Ave./Wingo St.	343.48	Yes	R1-1	502-E5	Level	SF	Front corner of lot
87	6	2645008900	1	9818 Arleta	Arleta Ave./Terra Bella St.	310.16	Yes	R1-1	502-C5	Level	SF	Entire side lot line
88	6	2654037902	1		Lanark St./Langdon Ave.	3,168.85	Yes	R3-1	531-H2	Level	SF	Side yard
89	6	2224026900	1		Woodley Ave./Bassett St.	3,786.29	Yes	R1-1	531-F5	Level	SR	Back Lot line - entire block
90	6	2225023900	1		Balboa Blvd./Hart St.	499.98	Yes	R1-1	531-D5	Level	SR	Back lot line
91	6	2242001900	3		Blucher Ave./Erwin St.	1,165.10	Yes	PF-1XL	531-H7	Level	SR	Strip next to FWY

EXHIBIT B

NO.	CD	APN	Cnt _AP N	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS
92	6	2409016902	2		Lull St./Riverton Ave.	2,609.42	Yes	R1-1	532-A3	Level	SR	Entire block - back lot line
93	7	2648006901	2	14842 Clymer St	Clymer St./Kestler Ave.	5,663.97	Yes	RS-1-O	501-J3	Level	SF	Front, side and rear
16	7	2571002901	1	10014 Amanita Avenue	Day St./Amanita Ave.	2,454.52	no	R1-1	504-C5	Level	SF	
212	7	2571002902		10014 Amanita Avenue	Day St./Amanita Ave.	760.40	yes	R1-1	504-C4	Level	SF	
95	8	5034003900	2		Martin Luther King Jr. Blvd./Westside A	5,067.95	Yes	R1-1	673-F2	Level	SF	Entire side lot
96	8	5034004900	2		Martin Luther King Jr. Blvd./Welland Av	5,443.59	Yes	R1-1	673-F2	Level	SF	Entire side lot
97	8	5034007900	2		Martin Luther King Jr. Blvd./Hepburn Av	5,773.55	Yes	R1-1	673-F2	Level	SF	Entire side lot
98	8	5034008900	2		Martin Luther King Jr. Blvd./6th Ave.	5,840.31	Yes	R1-1	673-F2	Level	SF	Entire side lot
99	8	6002030903	1	6312 S. Western Ave. Los Angeles, CA 90047	Gage Ave./Western Ave.	1,452.64	Yes	C2-1VL	673-H6	Level	SF	Side lot
101	8	4104017904	1	Behind 7612 Flight Ave	La Tijera Blvd./79th St.	600.02	Yes	MR1-1VL	702-J1	Hillside	SR	Sliver in back of lot
102	8	6054031902	1		Flower St./98th St.	300.02	Yes	R1-1	704-C4	Level	SR	Sliver at rear of property
103	8	6054031903	1		Flower St./98th St.	300.03	Yes	R1-1	704-C4	Level	SR	Sliver at rear of property
CD8 WANTS ALL PARCELS TO BE SOLD TO CRA.												
104	9	5106021900	1	640 Morgan	Morgan Ave./49th St.	576.88	Yes	R2-1	674-F4	Level	SF	Entire side lot line
105	9	5114004900	1		Martin Luther King Jr./McKinley Ave.	1,364.81	Yes	RD2-1	674-E2	Level	SF	Corner lot
106	9	5115025900	1		41st St./Central Ave.	25.00	Yes	R2-1	674-E3	Level	SF	Entire side lot
107	9	5117015900	1		Morgan Ave./40th St.	1,996.56	Yes	R2-1	674-F3	Level	SF	Alley
109	9	5121013901	3	271 E. Martin Luther King Jr. Blvd. Los Angeles, CA	Adair St./Mathin Luther King Jr. Blvd.	2,066.17	Yes	[Q]C2-1VL	674-C2	Level	SF	Side yard
110	9	5149001901	1		1st St./Spring St.	2,414.32	Yes	C2-4D	634-F4	Level	SF	Alley
111	9	5161005905	1		Aliso St./N. Broadway	2,580.94	Yes	C4-2D	634-F3	Hillside	SF	Parking

EXHIBIT B

12:41 PM
1/22/2020

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NO.	CD	APN	Cnt _AP N	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS
112	9	6022023900	1	424 73rd Street	Towne Ave./73rd St.	1,505.46	Yes	R2-1	704-C1	Level	SF	Entire side yard
113	9	5020033900	1		Vermont Ave./Menlo Ave.	60.02	Yes	R3-1	674-A3	Level	SR	Alley
114	9	5020033901	1		Vermont Ave./Menlo Ave.	333.46	Yes	R3-1	674-A3	Level	SR	Alley
115	9	5020033902	2		Vermont Ave./41st St.	330.32	Yes	R3-1	674-A3	Level	SR	Alley
116	9	5020033903	2		Vermont Ave./41st St.	330.32	Yes	R3-1	674-A3	Level	SR	Alley
117	9	5020033905	1		Menlo Ave./42nd St.	322.58	Yes	R3-1	674-A3	Level	SR	Alley
119												
118	9	5020033906	1		Vermont Ave./41st St.	270.30	Yes	R3-1	674-A3	Level	SR	Alley
120	10	5090022900	1		Olympic Blvd./Victoria Ave.	128.69	Yes	R1-1-O	633-F3	Level	SF	rear corner
121												
122	10	5066007907	2		Airdrome St./Crescent Heights Blvd.	803.45	Yes	R1-1	633-A4	Level	SR	Alley
123												
124	10	5082026900	1		Victoria Ave./Country Club Dr.	502.00	Yes	R1-1-O	633-F4	Level	SR	Rear lot line
126	11	4229005901	1	3132 Stanford ave	Stanford Ave./Berkeley Dr.	302.95	Yes	R1-1	672-A6	Level	SF	Entire side lot
127	11	4257008900	1		Stoner Ave./Radio Dr.	52.21	Yes	R1-1	672-B1	Level	SF	Front yard
128	11	4260039900	1		Pico Blvd./Sawtelle Blvd.	182.38	Yes	M2-1VL	632-B7	Level	SF	Entrance to parking lot
131	11	4415027900	1		Sunset Blvd./Livorno Dr.	49.53	Yes	R1-1	630-H5	Hillside	SF	Front yard
132	11	4423024900	1		Chautauqua Blvd./Drummond St.	5,063.03	Yes	R1-1	631-C4	Hillside	SF	Long sliver
133	11	4491006900	1	next to '3401 Mandeville Canyon Road	Mandeville Canyon Rd./Merrimac Rd.	1,141.14	Yes	RE15-1-H	591-D3	Hillside	SF	Sliver front yard
135	11	4105017900	2		Airport Blvd./83rd St.	1,219.99	Yes	R1-1	702-J2	Hillside	SR	Sliver in back of lot
136	11	4105017901	1		Airport Blvd./83rd St.	610.00	Yes	R1-1	702-J2	Hillside	SR	Sliver in back of lot
138	11	4106002901	1		Sepulveda Blvd./74th St.	510.03	Yes	R1-1	702-H1	Hillside	SR	Sliver in back of lot
139	11	4106002902	1		Sepulveda Blvd./74th St.	383.23	Yes	R1-1	702-H1	Hillside	SR	Sliver in back of lot
141	11	4107008905	1		83rd St./Truxton Ave.	500.03	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot
142	11	4107009904	1	6024 W 82nd St	83rd St./Arlene Ave.	566.81	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot
144	11	4107014909	1		La Tijera Blvd./83rd St.	500.03	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot
145	11	4107014910	2		La Tijera Blvd./83rd St.	1,000.06	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot
148	11	4107018903	1		Airport Blvd./Manchester Ave.	500.04	Yes	R2-1	702-J3	Hillside	SR	Sliver in back of lot
149	11	4108027900	1		Sepulveda Blvd./80th St.	1,200.15	Yes	R1-1	702-G2	Hillside	SR	Sliver in back of lot
150	11	4122003907	2		Manchester Ave./Sepulveda Westway	1,100.08	Yes	R2-1	702-G3	Level	SR	Back property line

EXHIBIT B

NO.	CD	APN	Cnt _AP N	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS
151	11	4122011910	1	6410 W 87TH PL	88th St./El Monor Ave.	501.83	No	R1-1	702-G3	Level	SR	Back property line
152	11	4122011911	1	6444 W 87TH PL	88th St./El Monor Ave.	572.66	No	R1-1	702-G3	Level	SR	Back property line
153	11	4123015900	1		Airport Blvd./Interceptor St.	500.03	Yes	R1-1	702-J3	Level	SR	Back lot line
154	11	4125006900	1		Manchester Ave./Winsford Ave.	540.04	Yes	R2-1	702-J3	Hillside	SR	Back lot line
158	11	4221010900	1		Braddock Dr./Lindblade Dr.	400.03	Yes	R1-1	672-E6	Level	SR	Back lot line
159	11	4237009900	1		Alley No.182 /Woodlawn Ave.	11.75	Yes	R3-1	671-J5	Level	SR	Corner of back lot
160	11	4246005900	1		Palms Blvd./Wasatch Ave.	490.50	Yes	R1-1	671-B3	Hillside	SR	Back lot line
161	11	4247029900	1		Palms Blvd./Stewart Ave.	500.01	Yes	R1-1	672-B3	Hillside	SR	Back lot line
162	11	4247031900	1		Centinela Ave./Woodbine St.	500.01	Yes	R1-1	672-B2	Hillside	SR	Back lot line
163	11	4249032900	1		Tabor St./Swatell Blvd.	204.01	Yes	R1-1	672-D2	Hillside	SR	Back lot line
164	11	4405027900	1		Canyon View Dr./Sunset Blvd.	705.54	Yes	RA-1	631-E3	Hillside	SR	Back lot line
166	11	4405027902	1		Canyon View Dr./Sunset Blvd.	992.77	Yes	RA-1	631-E3	Hillside	SR	Back lot line
167	11	4411030900	1		Pacific Coast Hwy./Chautauqua Blvd.	978.14	Yes	RE20-1	631-A7	Hillside	SR	Sliver in back lot
168	12	2678016900	1		Mayall St./Odessa Ave.	1,068.96	Yes	RS-1	501-E4	Hillside	SF	Stormdrain access ???
169	12	2678020901	1		Mayall St./Odessa Ave.	2,296.37	Yes	RS-1	501-E4	Hillside	SF	Stormdrain access ???
170	12	2689016900	1		Chase St./Rubio Ave.	3,503.36	Yes	RA-1	531-D1	Level	SF	Alley / Lot
171	13	5440029900	1	2601 Riverside Terr.	Riverside Terr./Riverside Dr.	25.80	Yes	R2-1VL	594-F4	Hillside	SF	Sliver in front yard
173	13	5419025901	1		Scott Ave./Laveta Terr	324.30	Yes	R2-1VL	594-E6	Hillside	SR	Rear of property
174	13	5419025902	1		Scott Ave./Laveta Terr	324.03	Yes	R2-1VL	594-E6	Hillside	SR	Rear of property
175	13	5439004900	1		Edgewater Terr./Deane St.	66.91	Yes	R1-1VL	594-E4	Hillside	SR	Sliver at rear of property
176	13	5442024902	3		Riverside Dr./Ripple St.	1,370.95	Yes	R2-1VL	594-F4	Level	SR	Sliver in rear of several properti
177	13	5545007900	1		Gordon St./Carlton Way	185.85	Yes	[Q]R4-1VL	593-G4	Level	SR	Side yard of property
182	14	5174017900	1	1430 Cesar E. Chavez	Warren St./Cesar E. Chavez Ave	156.15	Yes	[Q]C2-1	634-J4	Hillside	SF	Entire Side Lot
183	14	5186002900	1		Euclid Ave./Lanfranco St.	134.54	Yes	R2-1	635-B6	Hillside	SF	Entire side yard
184	14	5186015902	1		Lorena St./6th St.	543.98	Yes	C2-1	635-B6	Hillside	SF	Entire side yard
185	14	5213024902	1	Across from 4477 Huntington Drive	Kenneth Dr./Huntington Dr. S.	249.06	Yes	RD1.5-1	595-C6	Hillside	SF	Entire side yard
186	14	5213037901	1	4827 Converse Street	Converse St./Eastern Ave.	2,100.00	Yes	R1-1	595-E6	Hillside	SF	Entire side yard
188	14	5683013900	1	922 Osceola	Plumas/ Osceola	1,950.00	Yes	R1-1	564-G6	Hillside	SF	Entire side lot line
189	14	5683021900	1	Adjecent to 4888 Round Top Drive	Round Top Dr./Yosemite Way	1,052.87	Yes	R1-1	564-J6	Hillside	SF	Entire front lot line
190	14	5689030900	2	2188 Yosemite Drive	Yosemite Dr./Townsend Ave.	1,940.00	Yes	[Q]C1-1XL	565-B6	Hillside	SF	Side lot
192	14	5167005900	1		Santa Fe Ave./Butte St.	5,227.00	Yes	M3-1	674-H2	Level	SR	Vacant Lot with rail road tracks

EXHIBIT B

NO.	CD	APN	Cnt _AP N	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS
193	14	5473015900	1		York Blvd./Ave. 42	337.63	Yes	R1-1	564-J7	Hillside	SR	Side yard
196	14	5689031908	1		Oak Grove Dr./Townsend Ave.	465.61	Yes	R1-1	565-B6	Hillside	SR	Rear lot line
197	15	7465006900	1	1670 Palos Verdes	Grand Ave./24th St.	2,409.25	Yes	OS-1XL	824-B7	Hillside	SF	Sliver of Land
198	15	6070008900	1	1551 E. 111th Street	111th St./Compton Ave.	749.85	Yes	R2-1	704-F5	Level	SF	Entire sied yard
199	15	6108007900	1	1526 184th Street	184th St./Dalton Ave.	15.00	Yes	R1-1	763-J2	Level	SF	Sliver at front of property
200	15	6121003901	1		169th St./Figueroa St.	13.63	Yes	R1-1	734-B7	Level	SF	Sliver at front of property
201	15	7416001900	1		Figueroa St./Arabic St.	405.41	Yes	R1-1XL-O	794-C6	Level	SF	Entire side yard
202	15	7418013900	1	545 Broad	E St./Avalon Blvd.	467.05	Yes	[Q]CM-1VL-O	794-E7	Level	SF	Entire side yard
203	15	7424005901	1	444 N. Lecouvreur Ave. Los Angeles, CA 90744	Lecouvreur Ave./E St.	1,884.92	Yes	M2-1VL-O	794-E7	Level	SF	Entire side yard
204	15	7424017905	1		E St./Alameda St.	4.93	Yes	M2-1VL-O	794-G7	Level	SF	Sliver at front of property
205	15	7426002900	1		Pacific Coast Hwy./Eubank Ave.	381.34	Yes	[Q]R2-1XL-O	794-E5	Level	SF	Entire side yard
206	15	7447028900	1	720 Summerland Pl	Marshall/Summerland Pl.	2.49	Yes	R1-1XL	824-A4	Hillside	SF	Sliver at corner of property
207	15	7448008900	1		Elberon Ave./Gaffey St.	541.17	Yes	C1-1XL	824-A4	Hillside	SR	Sliver at rear of property
208	15	7562002901	1		Cumbre Dr./Mermaid Dr.	1,869.60	Yes	R1-1XL	823-H6	Level	SR	Sliver of land at rear of property
224	14	5171004900		620 S. Clarence Adj.	Clarence St./ Anderson			M2-1-RIO-CUGU				
225	2	2366023903		Behind 4100 Arch Dr.	Arch / Vineland			R4-1-RIO				
228	14	5171012900		613 Anderson	Anderson / 6th	2174	No	M2-1		Level		Sliver under a building
230	4	5556018900		8415 W Yucca Trail	Adj to 8409 Yucca Trail	3,093.30	No	R1-1				
231	1	5136001900		949 S. Carondelet	Hoover	3137		R4-1				
237	1	5210024900		1809 Hancock St. Adjacent aka 3031 E. Alhambra Ave	Hancock St. and Alhambra Ave	2,235	No	M1-1VL		Level		