

Garden Grove Long Range Property Management Plan

No.	Property Type	HSC 34191.5(c)(2)		HSC 34191.5(c)(1)(A)			Date of Estimated Current Value	Sale of Property		HSC 34191.5(c)(1)(B)	HSC 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)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value At Purchase	Estimated Current Value		Proposed Sale Value	Proposed Sale Date		Address	APN	Lot Size	Current Zoning		Estimate of Current Value	Est. of Income/Revenue (Annual)				Contractual Req. for Use of Inc/Revenue
46	Vacant Remnant	To be sold for the benefit of the taxing entities		12/20/06	\$ 160,000	\$ 156,000	Based on appraisal comparables	11/29/12	\$ 156,000		Project met goals and objectives of redevelopment project area plan - Infrastructure Improvements	13502 Lanning	100-381-01	7,800	R-1	\$ 156,000	\$0.00	N/A	No known environmental issues	N/A	Remnant parcels from street widening
47	Vacant Remnant			12/20/06	\$ 160,000	\$ 149,500			\$ 149,500			13501 Barnett	100-385-01	7,475		\$ 149,500	\$0.00				
48	Vacant Remnant			12/20/06	\$ 165,000	\$ 154,000			\$ 154,000			13502 Barnett	100-382-02	7,700		\$ 154,000	\$0.00				
49	Improved Remnant	To be sold for the benefit of the taxing entities		Unknown	Unknown	De Minimis	Undetermined	Undetermined	Undetermined		Project met goals and objectives of redevelopment project area plan - Housing	Landscaping	100-504-74	1,482	PUD (R-2)	De Minimis	\$0.00	N/A	No known environmental issues	N/A	PUD-113-86
50	Former Rail Road Right-of-Way	To be sold for the benefit of the taxing entities	The Agency will obtain valuation analyses/appraisals for these properties. The proceeds from the sales will be remitted to the Orange County Auditor Controller for distribution to the taxing entities. Refer to 5/29/13 cover letter for more information.	Sep-91	\$ 383,328	\$ 522,720	Best estimate based on detrimental encumbrances		\$ 522,720	See Note 6	Project met goals and objectives of redevelopment project area plan - Commercial/Economic Development	No Address (Chapman Ave)	133-091-45	69,896	Mixed-Use	\$ 522,720	\$2,400.00	N/A	No known environmental issues	Properties are a transit corridor via covenant	N/A
51				Sep-91	\$ 790,614	\$ 1,078,000			\$ 1,078,000			No Address (Bixby)	133-111-43	143,748		\$ 1,078,000					
52				Sep-91	\$ 87,445	\$ 119,242			\$ 119,242			No Address (Brookhurst SL)	133-123-02	15,899		\$ 119,242					
53	Commercial Building/Smog Test	To be sold for the benefit of the taxing entities		7/3/01	\$ 415,000	\$ 381,000	Based on appraisal for neighboring properties under development.	4/21/10	\$ 381,000		Project met goals and objectives of redevelopment project area plan - Century Triangle Project.	13052 Century Blvd	099-091-15	10,880	Mixed Use (GGMU1)	\$ 381,000	\$13,800.00	N/A	No Known environmental issues	Parcel is located near Garden Grove Blvd, which is a major arterial street	Various residential and retail projects
54	Remnant/ Widening	To be sold for the benefit of the taxing entities		Unknown	Unknown	\$0.00	Undetermined	Undetermined	Undetermined		Project met goals and objectives of redevelopment project area plan - Infrastructure Improvements	Acacia Pkwy	089-201-32	677	Community Center Specific Plan	\$0.00	\$0.00	N/A	No known environmental issues per OCTA disclosure.	N/A	N/A
55	Vacant Lot (formerly Item 30)	To be sold for the benefit of the taxing entities		11/8/10	\$ 434,639	\$ 524,000	Based on an appraisal for comparable Harbor Blvd. properties.	7/9/12	TBD based on an appraisal	6/15/14	Property, adjacent to the Site B2 Hotel Project became available and was purchased for additional parking for the project as well as to provide an additional buffer between the project and the adjacent residential area.	12311 Thackery Dr.	231-471-23	6,530	R-1	\$ 524,000	\$0.00	N/A	No known environmental issues	N/A	N/A

* See Agency 2010-2014 Five-Year Implementation Plan included in the 5/29/13 LRPMP submittal.

1. Residual land value based on approved zoning and entitlements for a 600-room resort waterpark hotel. See 5/29/13 LRPMP cover letter.
2. Residual land value based on mixed-use zoning and entitlements for up to 700 residential units and 100,000 square feet of retail space. See 5/29/13 LRPMP cover letter.
3. Funding source for these acquisitions came from City-issued 2002 Certificates of Participation. No tax increment funds were used. See 5/29/13 LRPMP cover letter.
4. Federal Community Development Block Grant (CDBG) funds were used by the Agency to acquire these properties. No tax increment funds were used.
5. Residual land value based on zoning and entitlements for 700 full service hotel rooms. See 5/29/13 LRPMP cover letter.
6. An RFP process will commence upon approval of the RPMP by the State Department of Finance.