

OVERSIGHT BOARD OF THE  
SUCCESSOR AGENCY TO THE  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE  
COUNTY OF LOS ANGELES, CALIFORNIA

RESOLUTION NO. OB 2016-006

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE SALE OF CERTAIN REAL PROPERTY LOCATED IN THE ANTELOPE VALLEY AUTO MALL TO LAND DEVELOPERS AND ASSOCIATES CORPORATION, PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN, AND RELATED ACTIONS.

**WHEREAS**, Assembly Bill 26X, as amended by AB 1484, SB 107, and other statutes, together, being referenced below as the “Dissolution Act” dissolved redevelopment agencies and required successor agencies to wind down redevelopment agencies’ affairs; and

**WHEREAS**, pursuant to the Dissolution Act, all real property owned by the dissolved Community Redevelopment Agency of the City of Palmdale (“Redevelopment Agency”) has been transferred to the control of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale (“Successor Agency”); and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan (“LRPMP”) that addresses the disposition and use of the real properties of the former Redevelopment Agency within six months of receiving a “finding of completion”; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale (“Oversight Board”) and the California Department of Finance (“DOF”) for approval; and

**WHEREAS**, on December 16, 2015, DOF approved the LRPMP prepared by the Successor Agency and approved by its Oversight Board; and

**WHEREAS**, DOF’s letter approving the LRPMP provides that “pursuant to HSC section 34191.3(a) the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency”; and

**WHEREAS**, the LRPMP provides for the sale of certain real property located in the Antelope Valley Auto Mall, on Carriage Way between Auto Center Drive and Avenue Q, in the City of Palmdale, and described in the attached Exhibit A (“Property”) and provides for distribution of the proceeds to affected taxing agencies; and

**WHEREAS**, Land Developers and Associates Corporation, a California corporation (“Purchaser”), desires to purchase the Property from the Successor Agency for a purchase price of \$1,854,000 (“Purchase Price”), which represents the undiscounted fair market value of the Property; and

**WHEREAS**, public notice of the Oversight Board’s consideration of the Successor Agency’s proposed sale of the Property to Purchaser was published in a newspaper of general circulation on July 16, 2016; and

**WHEREAS**, the transfer of the Property is not a “Project” under section 15378 of the California Environmental Quality Act (“CEQA”) Guidelines because the proposed action consists of administrative activity that will not directly result in physical changes to the environment and any future development of the Property will require separate environmental review and, as such, pursuant to section 15061(b)(3) of the CEQA Guidelines is not subject to CEQA; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, as follows:

**SECTION 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.

**SECTION 2.** The Oversight Board has received and heard all oral and written objections to the Successor Agency’s proposed sale of the Property to Purchaser, and to other matters pertaining to this transaction, and all such oral and written objections are hereby overruled.

**SECTION 3.** The Oversight Board hereby approves the sale of the Property to Purchaser for the Purchase Price.

**SECTION 4.** The Oversight Board hereby authorizes the Executive Director of the Successor Agency or designee to, (i) take all actions and to execute any and all documents, instruments, and agreements necessary or desirable on behalf of the Successor Agency, as approved by the Executive Director and Successor Agency legal counsel, including, without limitation, a Purchase and Sale Agreement and a grant deed, to implement and effectuate the sale of the Property from the Successor Agency to Purchaser, and to effectuate all other actions approved by this Resolution, including, without limitation, approving changes, implementations, or revisions to documents, instruments, and agreements as determined necessary by the Executive Director or designee and approved by Successor Agency legal counsel, and (ii) administer the Successor Agency’s obligations, responsibilities, and duties to be performed pursuant to this Resolution and all documents, instruments, and agreements required by and for the sale of the Property from the Successor Agency to Purchaser.

**SECTION 5.** The Oversight Board hereby authorizes the Executive Director of the Successor Agency or designee to pay all necessary costs, fees and charges incurred in implementing the transfer of the Property to Purchaser and, after deducting such fees and charges from the Purchase Price, directs the Executive Director of the Successor Agency or designee to transmit the net proceeds to the Los Angeles County Auditor-Controller for distribution to the affected taxing agencies.

**SECTION 6.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, then such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**SECTION 7.** This Resolution shall take effect upon the date of its adoption.

**SECTION 8.** The Board Clerk shall certify as to the adoption of this Resolution.

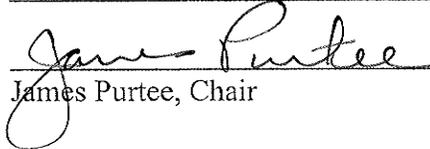
PASSED, APPROVED and ADOPTED this 25<sup>th</sup> day of July, 2016 by the following vote:

AYES: Purtee, Blackburn, Scott, Blalock

NOES: None

ABSTAIN: None

ABSENT: Knudson, McElroy, Walker

  
James Purtee, Chair

ATTEST:

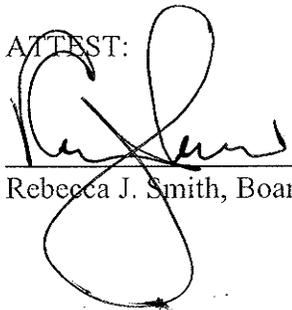
  
Rebecca J. Smith, Board Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 23 OF TRACT NO. 46586, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1145, PAGES 52 THROUGH 57, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 12 WEST, IN SAID CITY, COUNTY AND STATE, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL SEPTEMBER 03, 1855, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF AVENUE Q AND CARRIAGE WAY; THENCE ALONG THE CENTERLINE OF AVENUE Q, NORTH 89°56'22" WEST A DISTANCE OF 453.36 FEET; THENCE NORTH 00°35'36" WEST 40.00 FEET TO THE NORTHERLY RIGHT OF WAY OF AVENUE Q AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 00°35'36" WEST 541.23; THENCE SOUTH 89°55'46" EAST 419.38 FEET TO THE EASTERLY LINE OF SAID LOT 23; THENCE SOUTH 514.09 FEET; THENCE SOUTH 45°01'49" WEST 38.20 FEET; THENCE NORTH 89°56'22" WEST 386.74 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS DESCRIBED AS "PROPOSED PARCEL A" ON LOT LINE ADJUSTMENT NO. 613, RECORDED MAY 08, 2006 AS INSTRUMENT NO. 06-1011713 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 23 OF TRACT NO. 46586, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1145, PAGES 52 THROUGH 57, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 12 WEST, IN SAID CITY, COUNTY AND STATE, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL SEPTEMBER 03, 1855, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF AVENUE Q AND CARRIAGE WAY; THENCE ALONG THE CENTERLINE OF AVENUE Q, NORTH 89°56'22" WEST A DISTANCE OF 453.36 FEET; THENCE NORTH 00°35'36" WEST 40.00 FEET TO THE NORTHERLY RIGHT OF WAY OF AVENUE Q; THENCE CONTINUING ALONG SAID LINE NORTH 00°35'36" WEST 541.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°35'36" WEST 723.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF AUTO CENTER DRIVE; THENCE SOUTH 89°55'46" EAST 386.20 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 90.00 FEET AND A RADIAL BEARING NORTH 63°40'58" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°17'41" A DISTANCE OF 58.58 FEET; THENCE SOUTH 682.48 FEET; THENCE NORTH 89°55'46" WEST 419.38 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS DESCRIBED AS "PROPOSED PARCEL B" ON LOT LINE ADJUSTMENT NO. 613, RECORDED MAY 08, 2006 AS INSTRUMENT NO. 06-1011713 OF OFFICIAL RECORDS.

APN: 3003-002-931; 3003-002-932