

Garden Grove Long Range Property Management Plan

Project Name	Former Use	Former Use Detail	Acquisition Date	Value At Purchase	Estimated Current Value	Value Basis	Current Value	Proposed Sale Value	Proposed Sale Date	Assessed	Assessed Value	Address	APN	Lot Size	Current Zoning	Estimated Current Value	Est. of Incremental Revenue (Annual)	Constitute For Incremental Revenue	Environmental Impact	TOD Potential	History of Previous Investments
46 Vacant Remnant	To be sold for the benefit of the taxing entities		12/20/06	\$180,000	\$180,000	Based on appraised comparable properties	\$180,000	\$180,000		Project and goals and objectives of redevelopment project area plan - Housing	13007 Lanning	100-384-01	7,400	R-1	\$180,000	\$0.00	N/A	No known environmental issues	N/A	Remnant parcels from street widening	
47 Vacant Remnant	To be sold for the benefit of the taxing entities		12/20/06	\$180,000	\$180,000	Based on appraised comparable properties	\$180,000	\$180,000		Project and goals and objectives of redevelopment project area plan - Housing	13007 Lanning	100-384-01	7,400	R-1	\$180,000	\$0.00	N/A	No known environmental issues	N/A		
48 Vacant Remnant	To be sold for the benefit of the taxing entities		12/20/06	\$180,000	\$180,000	Based on appraised comparable properties	\$180,000	\$180,000		Project and goals and objectives of redevelopment project area plan - Housing	13007 Lanning	100-384-01	7,400	R-1	\$180,000	\$0.00	N/A	No known environmental issues	N/A		
49 Improved Remnant	To be sold for the benefit of the taxing entities		Unknown	Unknown	De Minimis	Undetermined	Undetermined	Undetermined		Project and goals and objectives of redevelopment project area plan - Housing	Landscaping	100-504-74	1,442	PLD (R-2)	\$0.00	\$0.00	N/A	No known environmental issues	N/A	PLD-113-25	
50 Former Rail Road Right-of-Way	To be sold for the benefit of the taxing entities	The Agency will obtain vehicles and equipment from the state and will be transferred to the Orange County Auditor Controller for distribution to the taxing entities. Refer to 62913 cover letter for more information.	Sep-01 Sep-01 Sep-01	\$363,328 \$780,614 \$7,445	\$22,720 \$1,078,000 \$118,242	Based on appraised comparable properties	\$22,720 \$1,078,000 \$118,242	\$22,720 \$1,078,000 \$118,242	See Note 1	Project and goals and objectives of redevelopment project area plan - Housing	No Address (Chapman Ave) 13007 Lanning (Bldg) No Address (Bldg) 13007 Lanning (Bldg)	133-091-16 133-111-40 133-123-02	68,888 143,748 13,088	Mixed-Use	\$22,720 \$1,078,000 \$118,242	\$2,400.00	N/A	No known environmental issues	Properties are a transit corridor via existing Garden Grove Blvd, which is a major arterial street.	N/A	
52 Commercial Building/Storage Use	To be sold for the benefit of the taxing entities		7/31/11	\$415,000	\$381,000	Based on appraised for residential properties under development	\$381,000	\$381,000		Project and goals and objectives of redevelopment project area plan - Housing	13062 Century Blvd	099-091-15	10,880	Mixed Use (SMBU)	\$381,000	\$19,800.00	N/A	No known environmental issues		Various residential and retail projects	
54 Remnant Warehouse	To be sold for the benefit of the taxing entities		Unknown	Unknown	\$0.00	Undetermined	Undetermined	Undetermined		Project and goals and objectives of redevelopment project area plan - Housing	Avada Pkwy	008-201-32	677	Community Center Specific Plan	\$0.00	\$0.00	N/A	No known environmental issues per OCTA documents.	N/A	N/A	
55 Vacant Lot (Former Item 30)	To be sold for the benefit of the taxing entities		11/8/10	\$434,639	\$24,000	Based on an appraisal for comparable factors such as properties.	\$24,000	\$24,000	8/19/14	Property adjacent to the Bldg 62 Hotel project. Project and goals and objectives of redevelopment project area plan - Housing	12211 Thackeray Dr	231-471-23	9,080	R-1	\$24,000	\$0.00	N/A	No known environmental issues	N/A	N/A	

1. Residential land value based on approved zoning and entitlements for a 800-room resort, waterfront hotel. See 62913 LRPMP cover letter.
 2. Residential land value based on mixed-use zoning and entitlements for up to 700 residential units and 100,000 square feet of retail space. See 62913 LRPMP cover letter.
 3. Funding source for these acquisitions came from City-issued 2002 Certificates of Participation. No tax increment funds were used. See 62913 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. Residential land value based on zoning and entitlements for 700 lot service hotel rooms. See 62913 LRPMP cover letter.
 6. All TDF process will commence upon approval of the Plan by the State Department of Finance.