


0150-12855-0000

TRANSMITTAL

TO The City Council	DATE 11-05-24	COUNCIL FILE NO. 07-1894
FROM Municipal Facilities Committee	COUNCIL DISTRICT -	

At its meeting held on October 31, 2024, the Municipal Facilities Committee (MFC) approved the attached Department of General Services report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would declare the 92 properties (in Exhibit B of the attached report) in the Own a Piece of Los Angeles (OPLA) Program as exempt surplus land, and determine the properties listed are no longer required for City use and that the public interest is best served by their disposal. The City Council must take formal action to declare the properties exempt surplus land, which will retain MFC its authority to approve OPLA sales to adjoining property owners.

Fiscal Impact: There is no General Fund impact for the declaration of the 92 OPLA properties in Exhibit B as exempt surplus land.


for Matthew W. Szabo
City Administrative Officer
Chair, Municipal Facilities Committee

MWS:AW:05250056

CAO 649-d

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

October 31, 2024

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Adam Lid, Legislative Assistant

REQUEST FOR “EXEMPT SURPLUS LAND” DECLARATION FOR VARIOUS “OWN A PIECE OF LOS ANGELES” PROPERTIES IN COMPLIANCE WITH 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 Exhibit A), the Department of General Services (GSD) is charged with administering the sale of City-owned remnant parcels to adjoining owners. GSD requests that City Council declare each of those OPLA properties listed in Exhibit B, a total of 92 Assessor Parcels, as “Exempt Surplus Land” in order to satisfy certain relevant requirements of the new State law promulgated through AB-1486 (“Surplus Land Act”). Such declaration will allow the City to continue selling these OPLA properties directly to an owner of an 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. Since its inception in 2009, GSD has sold 55 OPLA Properties for a total of \$1,566,735.00.

The definition of “Exempt Surplus Land” under the Surplus Land Act includes all properties subject to the OPLA Program. A “remnant” property that qualifies for sale through the OPLA Program can be declared “Exempt Surplus Land” and sold directly to the adjoining property owner.

On September 20, 2009, Council delegated authority to the Municipal Facilities Committee (MFC) under Council Action 07-1894, Ordinance No. 180834 to approve the sale of “remnants” under the “Own a Piece of L.A” (OPLA). On January 30, 2020, the Municipal Facilities Committee declared and approved the attached OPLA properties as “Exempt Surplus Land.” Until recently, the California Department of Housing and Community Development (HCD) had consistently approved the MFC’s approval and declaration of property as “Exempt Surplus Land”. However, per correspondence received from HCD on April 18, 2024, HCD’s newest interpretation of the Surplus Land Act is that MFC does not have the authority to declare property “Exempt Surplus Land”. The Housing Policy Development Division of HCD has determined that moving forward, property may only be declared as Exempt Surplus Land through one of two pathways:

1. The City Council adopts a resolution declaring the property “Exempt Surplus Land”, or
2. The City issues a public notice regarding the property for select exemptions.

As a matter of process, the City will not process “Exempt Surplus Land” under pathway two above, since that process would still require, at a minimum, MFC approval. Therefore, the City elects to meet the requirement under pathway one above which is the purpose of this report.

Approval of OPLA sales, under Council Action 07-1894 will not be impacted by HCD’s newest interpretation of the recently revised State Law AB-480 effective January 1, 2024 and the MFC will still retain its authority to approve OPLA sales to adjoining property owners. Once property is declared “Exempt Surplus Land” and approved by HCD, there are no additional HCD requirements or approvals needed to complete the transfer of properties sold under the OPLA Program.

FINDINGS

GSD’s records show that each of those 92 OPLA properties listed in Exhibit 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 properties listed in

Exhibit B will be sold under the Own a Piece of LA (OPLA) program qualify as "exempt surplus land" under Government Code §, 54221(f)(1)(B) which exempts, "[s]urplus land that is less than one-half acre 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." Notwithstanding § 54221(f)(2), under Government Code §, 54221(f)(2), the Property cannot qualify as exempt surplus land if it is:

1. Within a coastal zone.
2. Adjacent to a historical unit of the State Parks System.
3. Listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places.
4. Within the Lake Tahoe region as defined in Section 66905.5.

Because none of these characteristics apply to the Properties listed in Exhibit B, they qualify as "Exempt Surplus Land" under the Surplus Land Act.

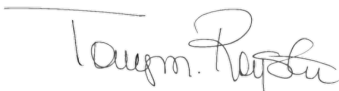
FISCAL IMPACT

None.

RECOMMENDATION

That the City Council, subject to Mayoral approval:

1. Declare that all 92 Properties listed in Exhibit B are "Exempt Surplus Land" under AB-1486, as supported by the findings set forth in this report; and
2. Find and determine that the Properties, as described in this report, are no longer required for use by the City and that the public interest is best served by their disposal.



Tony M. Royster
General Manager

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

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;

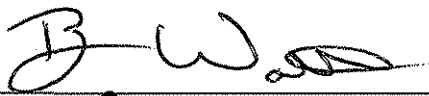
(e) The terms and conditions of each sale must be those approved by the City Council in the document entitled Title Transfer Instructions (Escrow) and made a part of Council File No. 07-1894, and must be presented by the Department of General Services to the Municipal Facilities Committee for approval,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

NO.	CD	APN	Cnt_APN	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS
1		REMOVED										
2		REMOVED										
3		REMOVED										
4		REMOVED										
5	2	2215009900	1		Matilija Ave./Valerio St.	1,499.23	Yes	R1-1	532-B4	Level	SR	Used as Homeowner Property
6	2	2215011900	1	13953 Valerio	Valerio St./Ranchito Ave.	777.74	Yes	R1-1	532-B4	Level	SF	Entire side lot; Used as Homeowner Property
7	2	2215024900	1	14319 Valerio	Valerio St./Tyrone Ave.	825.02	Yes	R1-1	532-A4	Level	SF	Entire side lot
8		REMOVED										
9		REMOVED										
10		REMOVED										
11	2	2239013900	1		Murietta Ave./Calvert St.	485.76	Yes	R1-1	532-B7	Level	SR	Back corner of Property
12		REMOVED										
13		REMOVED										
14		REMOVED										
15	2	2327007910	1		Hartland St./Atoll Ave.	2,961.95	Yes	R3/R1-1	532-D5	Level	SF	Entire side lot line
16	2	2331022900	1	13044 Calvert	Calvert St./Ethel Ave.	424.79	Yes	R1-1	562-D1	Level	SF	Entire side lot line
17		REMOVED										
18		REMOVED										
19		REMOVED										
20		REMOVED										
21	2	2415014901	1		Willow Crest Ave./Oxnard St.	173.50	Yes	R3-1	563-B1	Level	SF	Triangular corner adj. to parking lot
22	2	2423035900	1	4029 Lankershim Blvd.	Lankershim Blvd./Cahuenga Blvd.	1,002.78	Yes	C2-1	563-B5	Level	SF	<LACo MTA?> Adjacent to LA County Flood District
23	2	2466031900	1		Elkwood St./Clybourn Ave.	833.68	Yes	M1-1	533-A2	Level	SR	Off alley; being used as car way
24	2	2559031900	1		McGroarty St./Glenties Lane	2,064.67	Yes	RE40-1	503-H4	Hillside	SR	Rear lot line
25	3	2074033900	1		Almidor Ave./Heiss St.	403.29	Yes	RA-1	559-G4	Hillside	SF	Sliver - Parkway
26	3	2074033901	1	4705 Almidor Ave.	Almidor Ave./Heiss St.	15.00	Yes	RA-1	559-G4	Hillside	SF	Sliver - Parkway
27	3	2108001902	1		Irondale Ave./Cantara St.	994.064	Yes	RS-1	530-C2	Level	SF	Side Property
28	3	2127002900	1		Geyser Ave./Gilmore St.	90.01	Yes	R1-1	530-H6	Level	SF	Dead End Street
29	3	2128001901	1		Kittridge St./Sylvia Ave.	89.94	Yes	R1-1	530-G6	Level	SF	Dead End Street
30	3	2128001902	1		Kittridge St./Sylvia Ave.	90.05	Yes	R1-1	530-G6	Level	SF	Dead End Street
31	3	2129006900	1		Hart St./Sylvia Ave.	81.00	Yes	R1-1	530-G5	Level	SF	Dead End Street
32	3	2129006901	1		Hart St./Sylvia Ave.	81.00	Yes	R1-1	530-G5	Level	SF	Dead End Street
33		REMOVED										
34	3	2135025901	1		Lubao Ave./Hart St.	675.23	Yes	R1-1	530-E5	Level	SF	Full Side Yard
35	3	2156001900	1		Aetna St./Topham St.	150.00	Yes	RS-1	560-G1	Level	SF	Dead End Street
36	3	2161012905	1		Wells Dr./Mecca Ave.	257.60	Yes	RA-1	560-H3	Hillside	SR	Sliver in Backyard
37		REMOVED										
38		REMOVED										
39		REMOVED										
40		REMOVED										
41		REMOVED										
42	4	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
43		REMOVED										
44		REMOVED										
45		REMOVED										
46		REMOVED										
47		REMOVED										
48		REMOVED										
49	4	5556001902		8189 Gould Ave.		3,620.00		R1-1-HCR				
50		REMOVED										
51		REMOVED										

52		REMOVED											
53		REMOVED											
54		REMOVED											
55		REMOVED											
56		REMOVED											
57		REMOVED											
58		REMOVED											
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61		REMOVED											
62		REMOVED											
63		REMOVED											
64		REMOVED											
65		REMOVED											
66		REMOVED											
67	4	5567014901	2		Appian Way	68.61	Yes	R1-1	592-J3	Hillside	SR		Rear yard
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	5090022900	1		Olympic Blvd./Victoria Ave.	128.69	Yes	R1-1-O	633-F3	Level	SF		rear corner; Triangular
71		REMOVED											
72	6	2221011900	1		Burnet Ave./Leadwell St.	819.26	Yes	R1-1	531-H4	Level	SF		Entire side lot 2 properties
73	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
74		REMOVED											
75	6	2225023900	1		Balboa Blvd./Hart St.	499.98	Yes	R1-1	531-D5	Level	SR		Back lot line
76	6	2242001900	3		Blucher Ave./Erwin St.	1,165.10	Yes	PF-1XL	531-H7	Level	SR		Strip next to FWY
77	6	2310013900	1	11965 Ratner	Ratner St./Gentry Ave.	524.99	Yes	R1-1	532-G3	Level	SF		Side of lot
78	6	2624005901	1	9987 Tamarack Ave	Tamarack Ave./Wingo St.	343.48	Yes	R1-1	502-E5	Level	SF		Front corner of lot
79	6	2645008900	1	9818 Arleta	Arleta Ave./Terra Bella St.	310.16	Yes	R1-1	502-C5	Level	SF		Entire side lot line
80	6	2654037902	1		Lanark St./Langdon Ave.	3,168.85	Yes	R3-1	531-H2	Level	SF		Side yard
81	7	2401022901		Adj to 8630 La Tuna Canyon	La Tuna Canyon Rd	1,265.00		A1-1XL-K	503-F6				Side lot
82		REMOVED											
83	7	2542024900	1		Orcas Ave./Stonehurst Ave.	1,621.75	Yes	RA-1-K	503-A5	Hillside	SR		Stormdrain ??
84	7	2542024901	1		Helen Ave./Sunland Blvd.	4,254.89	Yes	RA-1-K	503-A5	Hillside	SR		Stormdrain ??
85	7	2566016900	2		Tujunga Canyon Blvd./Mountair Ave.	2,938.04	Yes	R1-1	503-J3	Hillside	SF		
86	7	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
87		REMOVED											
88		REMOVED											
89		REMOVED											
90	8	6054031902	1		Flower St./98th St.	300.02	Yes	R1-1	704-C4	Level	SR		Sliver at rear of property
91	8	6054031903	1		Flower St./98th St.	300.03	Yes	R1-1	704-C4	Level	SR		Sliver at rear of property
92	9	5020033900	1		Vermont Ave./Menlo Ave.	60.02	Yes	R3-1	674-A3	Level	SR		Alley
93	9	5020033901	1		Vermont Ave./Menlo Ave.	333.46	Yes	R3-1	674-A3	Level	SR		Alley
94	9	5020033902	2		Vermont Ave./41st St.	330.32	Yes	R3-1	674-A3	Level	SR		Alley
95	9	5020033903	2		Vermont Ave./41st St.	330.32	Yes	R3-1	674-A3	Level	SR		Alley
96	9	5020033905	1		Menlo Ave./42nd St.	322.58	Yes	R3-1	674-A3	Level	SR		Alley
97	9	5020033906	1		Vermont Ave./41st St.	270.30	Yes	R3-1	674-A3	Level	SR		Alley
98	9	5106021900	1	640 Morgan	Morgan Ave./49th St.	576.88	Yes	R2-1	674-F4	Level	SF		Entire side lot line
99	9	5114004900	1		Martin Luther King Jr./McKinley Ave.	1,364.81	Yes	RD2-1	674-E2	Level	SF		Corner lot
100	9	5115025900	1		41st St./Central Ave.	25.00	Yes	R2-1	674-E3	Level	SF		Entire side lot
101	9	5117015900	1		Morgan Ave./40th St.	1,996.56	Yes	R2-1	674-F3	Level	SF		Alley
102	9	5121013901	3	271 E. Martin Luther King Jr. Blvd. Los Angeles, CA	Adair St./Mathin Luther King Jr. Blvd.	2,066.17	Yes	[QJC2-1VL	674-C2	Level	SF		Side yard
103	9	6022023900	1	424 73rd Street	Towne Ave./73rd St.	1,505.46	Yes	R2-1	704-C1	Level	SF		Entire side yard
104		REMOVED											
105		REMOVED											
106		REMOVED											

107		REMOVED										
108		REMOVED										
109	10	5066007907	2		Airdrome St./Crescent Heights Blvd.	803.45	Yes	R1-1	633-A4	Level	SR	Alley
110	10	5082026900	1		Victoria Ave./Country Club Dr.	502.00	Yes	R1-1-O	633-F4	Level	SR	Rear lot line
111		REMOVED										
112		REMOVED										
113		REMOVED										
114		REMOVED										
115	11	4107009904	1	6024 W 82nd St	83rd St./Airlane Ave.	566.81	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot
116		REMOVED										
117		REMOVED										
118	11	4107018903	1		Airport Blvd./Manchester Ave.	500.04	Yes	R2-1	702-J3	Hillside	SR	Sliver in back of lot
119		REMOVED										
120		REMOVED										
121		REMOVED										
122		REMOVED										
123	11	4122011911	1	6444 W 87TH PL	88th St./El Monor Ave.	572.66	No	R1-1	702-G3	Level	SR	Back property line
124	11	4123015900	1		Airport Blvd./Interceptor St.	500.03	Yes	R1-1	702-J3	Level	SR	Back lot line
125		REMOVED										
126		REMOVED										
127		REMOVED										
128		REMOVED										
129	11	4246005900	1		Palms Blvd./Wasatch Ave.	490.50	Yes	R1-1	671-B3	Hillside	SR	Back lot line
130	11	4247029900	1		Palms Blvd./Stewart Ave.	500.01	Yes	R1-1	672-B3	Hillside	SR	Back lot line
131	11	4247031900	1		Centinela Ave./Woodbine St.	500.01	Yes	R1-1	672-B2	Hillside	SR	Back lot line
132	11	4249032900	1		Tabor St./Swatell Blvd.	204.01	Yes	R1-1	672-D2	Hillside	SR	Back lot line
133	11	4257008900	1		Stoner Ave./Radio Dr.	52.21	Yes	R1-1	672-B1	Level	SF	Front yard
134	11	4260039900	1		Pico Blvd./Sawtelle Blvd.	182.38	Yes	M2-1VL	632-B7	Level	SF	Entrance to parking lot
135	11	4405027900	1		Canyon View Dr./Sunset Blvd.	705.54	Yes	RA-1	631-E3	Hillside	SR	Back lot line
136	11	4405027902	1		Canyon View Dr./Sunset Blvd.	992.77	Yes	RA-1	631-E3	Hillside	SR	Back lot line
137		REMOVED										
138		REMOVED										
139		REMOVED										
140	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
141	11	4248005019 Adjacent		12317 Navy Street Adjacent	Navy Street and Grand View Blvd	1,300	Yes	R1V2		Sloping		
142		REMOVED										
143	12	2024017900		22700 Sherman Way	Maynard Ave./Sherman Way							
144	12	2024022900	1		Vose St./Enadia Way	279.98	Yes	RS-1	529-J6	Level	SF	End of Cul-de-sac
145	12	2678016900	1		Mayall St./Odessa Ave.	1,068.96	Yes	RS-1	501-E4	Hillside	SF	Stormdrain access ???
146	12	2678020901	1		Mayall St./Odessa Ave.	2,296.37	Yes	RS-1	501-E4	Hillside	SF	Stormdrain access ???
147		REMOVED										
148	13	5419025901	1		Scott Ave./Laveta Terr	324.30	Yes	R2-1VL	594-E6	Hillside	SR	Rear of property
149	13	5419025902	1		Scott Ave./Laveta Terr	324.03	Yes	R2-1VL	594-E6	Hillside	SR	Rear of property
150	13	5425002900	1	1514 Micheltorena Street	Micheltorena St./Hamilton Wy.	225.00	Yes	RD1.5-1VL	594-C5	Hillside	SF	entire side yard
151	13	5438009900	1		Lake View Ave./Adelbert Ave.	11.34	Yes	R2-1VL	594-E4	Hillside	SF	Sliver in front yard
152	13	5439004900	1		Edgewater Terr./Deane St.	66.91	Yes	R1-1VL	594-E4	Hillside	SR	Sliver at rear of property
153	13	5440029900	1	2601 Riverside Terr.	Riverside Terr./Riverside Dr.	25.8	Yes	R2-1VL	594-F4	Hillside	SF	Sliver in front yard
154		REMOVED										
155	13	5545007900	1		Gordon St./Carlton Way	185.85	Yes	[Q]R4-1VL	593-G4	Level	SR	Side yard of property
156		REMOVED										
157		REMOVED										
158		REMOVED										
159		REMOVED										
160		REMOVED										

OWN A PIECE OF L.A. (OPLA) 92 Properties

161		REMOVED										
162		REMOVED										
163		REMOVED										
164		REMOVED										
165		REMOVED										
166	14	5213037901	1	4827 Converse Street	Converse St./Eastern Ave.	2,100.00	Yes	R1-1	595-E6	Hillside	SF	Entire side yard
167		REMOVED										
168		REMOVED										
169		REMOVED										
170		REMOVED										
171		REMOVED										
172		REMOVED										
173	15	6070008900	1	1551 E. 111th Street	111th St./Compton Ave.	749.85	Yes	R2-1	704-F5	Level	SF	Entire side yard
174	15	6108007900	1	1526 184th Street	184th St./Dalton Ave.	15.00	Yes	R1-1	763-J2	Level	SF	Sliver at front of property
175	15	6121003901	1		169th St./Figueroa St.	13.63	Yes	R1-1	734-B7	Level	SF	Sliver at front of property
176	15	7416001900	1		Figueroa St./Arabic St.	405.41	Yes	R1-1XL-O	794-C6	Level	SF	Entire side yard
177	15	7418013900	1	545 Broad	E St./Avalon Blvd.	467.05	Yes	[Q]CM-1VL-O	794-E7	Level	SF	Entire side yard
178	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
179		REMOVED										
180	15	7426002900	1		Pacific Coast Hwy./Eubank Ave.	381.34	Yes	[Q]R2-1XL-O	794-E5	Level	SF	Entire side yard
181	15	7447028900	1	720 Summerland Pl	Marshall/Summerland Pl.	2.49	Yes	R1-1XL	824-A4	Hillside	SF	Sliver at corner of property
182	15	7448008900	1		Elberon Ave./Gaffey St.	541.17	Yes	C1-1XL	824-A4	Hillside	SR	Sliver at rear of property
183		REMOVED										
184	15	7562002901	1		Cumbre Dr./Mermaid Dr.	1,869.60	Yes	R1-1XL	823-H6	Level	SR	Sliver of land at rear of property