



March 29, 2021

To All Interested Parties:

RE: Notice of Availability/Offer to Sell Surplus Property

As required by Government Code Section 54220 of the State of California, the City of Montebello serving in its capacity as the Successor Agency to the former Montebello Redevelopment Agency (the "Successor Agency") is providing notification that the Successor Agency intends to sell the surplus property located at 310 W. Whittier Blvd. (Los Angeles County Assessor Parcel Nos. 6346-022-900, 6346-022-901, 6346-023-900, and 6346-023-901) and listed in the accompanying table included as Attachment A (the "Property"). The sale of the Property is subject to Oversight Board Approval and California Department of Finance review.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the Successor Agency of your interest in acquiring the property. However, this offer shall not obligate the Successor Agency to sell the property to you. Instead, the Successor Agency would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the Successor Agency may market the property to the general public.

As required by Government Code Section 54227, if the Successor Agency receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the Successor Agency in writing within sixty (60) days of the date this notice via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered to:

Joseph Palombi, Director
City of Montebello Planning and Community Development Department
1600 W. Beverly Blvd.
Montebello, CA 90640-3932
jpalmobi@cityofmontebello.com



All entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234) prior to submittal.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Joseph A. Palombi', written in a cursive style.

Joseph A. Palombi
Director of Planning & Community Development, City of Montebello

Jurisdiction Name	Successor Agency to the former Montebello Redevelopment Agency
Jurisdiction Type	Other/special district
Site Address/Intersection	310 W. Whittier Blvd.
City	Montebello
Five Digit ZIP Code	90640
County	Los Angeles
Assessor Parcel Number	6346-022-900; 6346-022-901; 6346-023-900; 6346-023-901
Consolidated Sites	
General Plan Designation (Current)	Boulevard Commercial
Zoning Designation (Current)	C-2 (General Commercial)
Minimum Density Allowed (units/acre)	0
Maximum Density Allowed (units/acre)	0
Parcel Size (Gross Acres)	2.7
Existing Use/Vacancy	The subject parcel is developed with an approximately 42,737 square foot structure built in 2003. The site also includes a parking structure and surface parking to serve the existing automotive commercial use.
Minimum Sales Price	\$9,430,000
Last Appraised Value	\$9,430,000
Last Appraised Date	12/21/2020
Optional Information1	The subject site is encumbered with an existing lease agreement dated February 18, 2009. This agreement includes a provision that allows the tenant to extend the initial term for up to five (5) successive periods of five (5) years. Therefore, if tenant chooses to exercise all of its options to extend the lease term, the lease term will expire on December 31, 2039.
Optional Information2	