Special Meeting
Oversight Board Meeting
for the
Successor Agency
to the
Redevelopment Agency of the City of San Bernardino

AGENDA

Friday, September 11, 2015 at 9:00 AM
Economic Development Agency Board Room
201 North "E" Street, Suite 301, San Bernardino, CA 92401
(909) 663-2279

The Oversight Board recognizes its obligation to provide equal access to those individuals with disabilities. Please contact us at (909) 663-2279 prior to the meeting for any requests for reasonable accommodation that includes interpreters.

CHAIRMAN CALLS MEETING TO ORDER

1. CALL TO ORDER

   Jim Morris, City of San Bernardino, Mayor Appointee
   Doug Headrick, San Bernardino Valley Municipal Water District, Largest Special District Appointee
   Jeff Smith, Representing Former RDA Employees, Mayor Appointee
   Mary O'Toole, County of San Bernardino Board of Supervisors Appointee
   Gloria Macias-Harrison, County of San Bernardino Member of the Public Appointee
   John Longville, Chancellor of the California Community Colleges Appointee
   Margaret Hill, County Superintendent of Education Appointee

2. PUBLIC COMMENTS: A three-minute limitation shall apply to each member of the public who wishes to address the Oversight Board with a matter within the jurisdiction of the Oversight Board, whether or not on the agenda. No member of the public shall be permitted to "share" his/her three minutes with any other member of the public. (Usually, any items heard under this heading are referred to Staff for further study, research, completion and/or future Oversight Board action).

3. MINUTES

   Approval of the Action Minutes for the August 4, 2015 Meeting of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino as submitted in typewritten form.

4. CHANGE IN FUNDING SOURCE FOR OBLIGATIONS APPROVED BY DEPARTMENT OF FINANCE IN THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 15-16A TO AVOID A DEBT SERVICE DEFAULT

   SBOB 2015-06
   Resolution of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino Approving Changes to Funding Sources for Obligations Approved by the Department of Finance in Recognized Obligation Payment Schedule 15-16A for Purposes of Avoiding Default on the CMB-Export $15 Million Note

5. APPROVAL OF LONG-RANGE PROPERTY MANAGEMENT PLAN

   SBOB 2015-07
   Resolution of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino Approving the Long Range Property Management Plan Pursuant to California Health and Safety Code Section 34191.5 and Approving Certain Related Actions

6. STATUS UPDATE REGARDING OTHER DOF MATTERS

7. FUTURE OVERSIGHT BOARD ITEMS:

   - Consider approval of the Long Range Property Management Plan ("LRPMP")(to be scheduled after the Successor Agency approves the LRPMP, which is slated for August 17, 2015;
   - Consider ROPS 15-16B (January thru June 2016)(required before October 1, 2016);
   - Consider authorizing the Successor Agency to transfer the Low- and Moderate-Income Housing Fund ["LMIHF"] real property assets to the Successor Housing Agency (i.e., the City of San Bernardino); and
   - Successor Agency transfer of personal property, including certain motor vehicles to City for governmental purposes (to be reconsidered after receipt of FOC).

8. ADJOURNMENT
   The next meeting is proposed for Monday, September 28, 2015 at 11:00 AM, or a later date as determined by the Oversight Board, in the Economic Development Agency Board Room at 201 North "E" Street, Suite 301, San Bernardino.

ACTION MINUTES

OVERSIGHT BOARD
For the
City of San Bernardino as Successor Agency
To the
Redevelopment Agency of the City of San Bernardino

SPECIAL MEETING
Tuesday, August 4, 2015
EDA Board Room

The Special Meeting of the Oversight Board was called to order by Board Member Morris at 11:14 am, Tuesday, August 4, 2015, in the Economic Development Agency Board Room, 201 North "E" Street, Suite 301, San Bernardino, California.

1. ROLL CALL

Roll call was taken by Secretary Connor with the following being present: Board Members Morris, Smith, O'Toole, Headrick, Hill, and Longville.

Absent: Board Members Macias-Harrison

Also in attendance: Deputy City Attorney Dimichele; Erika Murphy, Mayor's Office; Steven Dukett, Managing Principal, Urban Futures, Inc.; Kathleen Robles, Urban Futures; Aviana Valadez, Urban Futures, Inc.; Doug Anderson, Urban Futures, Inc.; and Tom Clark, Attorney, Stradling, Yocca, Carlson and Rauth.

Conference Call: Matthew T. Summers, Senior Counsel, Colantuono, Highsmith & Whatley, PC

2. PUBLIC COMMENTS *(Audio 00:01:09)*

There were no public comments.

3. MINUTES *(Audio 00:01:27)*

Board Member Smith made a motion, seconded by Board Member Headrick that the minutes for the Oversight Board for the City of San Bernardino as Successor Agency to the Redevelopment Agency of the City of San Bernardino meetings of April 13, 2015 and May 19, 2015, be approved as submitted in typewritten form.

The motion carried 6-0; Absent: Macias-Harrison

4. PRESENTATION OF THE DRAFT LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) *(Audio 00:02:13)*

Chairman Morris provided a brief summary on the categorization of properties and approval process for the LRPMP.

A PowerPoint presentation titled "Oversight Board to the Successor Agency to the Redevelopment Agency of the City of San Bernardino Draft Long-Range Property Management Plan" dated August 2015 was given by Mr. Steve Dukett, Principal, Urban Futures.

Questions posed by the Oversight Board were addressed by Chairman Morris, Tom Clark and Urban Futures staff.

After a lengthy discussion, the Oversight Board received and filed the presentation of the LRPMP and consented to the submittal of said Plan to the Department of Finance.

5. STATUS REPORT ON REFUNDING OF CERTAIN OUTSTANDING SUCCESSOR AGENCY TAX ALLOCATION OBLIGATIONS IN THE APPROXIMATE PRINCIPAL AMOUNT OF $65,805,000 *(Audio 01:10:10)*

Memorandum dated August 3, 2015 regarding the Progress Report on Dissolution of Former-RDA (Agenda Items #6C and #6D for August 3, 2015 Meeting) was distributed to the Oversight Board.

Chairman Morris updated the Board on the status of the refunding of the tax allocation bonds and summarized the memorandum regarding the dissolution of the former Redevelopment Agency.

6. STATUS UPDATE REGARDING OTHER DOF MATTERS *(Audio 01:09:27)*

Two letters dated July 24, 2015 from the Department of Finance regarding the approval of refunding of certain tax allocation obligations and the objection to the transfer of 1350 South E Street were distributed to the Oversight Board.

Chairman Morris provided a brief summary of the two letters.

7. FUTURE OVERSIGHT BOARD ITEMS *(Audio 00:00:00)*

- Consider approval of the Long Range Property Management Plan ("LRPMP")(to be scheduled after the Successor Agency approves the LRPMP, which is slated for August 17, 2015;
- Consider ROPS 15-16B (January thru June 2016)(required before October 1, 2016);
- Consider authorizing the Successor Agency to transfer the Low- and Moderate-Income Housing Fund ["LMIHF"] real property assets to the Successor Housing Agency (i.e., the City of San Bernardino); and
- Successor Agency transfer of personal property, including certain motor vehicles to City for governmental purposes (to be reconsidered after receipt of FOC).

8. ADJOURNMENT *(Audio 1:16:51)*

At 12:36 p.m., the Special Meeting adjourned. The next regular meeting of the Oversight Board was tentatively scheduled for Monday, August 24, 2015, at 11:00 a.m., or a later date as determined, in the Economic Development Agency Board Room at 201 North E Street, Suite 301, San Bernardino, California.

By:_____
Lisa Connor, Secretary

AGENDA ITEM NO. 4

OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO

Meeting Date: September 11, 2015

To: Oversight Board Members

From: Lisa Connor, Project Manager

Subject: Approval of a change in funding source for obligations approved by the Department of Finance in the Recognized Obligation Payment Schedule 15-16A to avoid a debt service default

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RECOMMENDATION: It is recommended that the Oversight Board adopt the attached resolution approving a change in funding source for obligations approved by the Department of Finance in the Recognized Obligation Payment Schedule 15-16A to avoid a debt service default.

BACKGROUND: Pursuant to Health and Safety Code (the "HSC") § 34172 (a)(1), the Redevelopment Agency of the City of San Bernardino was dissolved February 1, 2012. Consistent with the provisions of the HSC, the City Council of the City of San Bernardino previously elected to serve in the capacity of the Successor Agency of the Redevelopment Agency of the City of San Bernardino (the "Successor Agency"). The Oversight Board to the Successor Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency.

Pursuant to HSC § 34177(a)(4), the Successor Agency may, with the prior approval of the Oversight Board, as described in HSC § 34179, make payments for enforceable obligations from sources other than those listed in a Recognized Obligation Payment Schedule ("ROPS"). In its letter of April 6, 2015, the California Department of Finance ("DOF") approved the Successor Agency's use of $18,679,768-worth of Redevelopment Property Tax Trust Fund (the "RPTTF") money for specific enforceable obligations identified for the ROPS 15-16A period, of which $42,640 represented a prior period adjustment and $18,637,128 represented a new distribution of RPTTF by the San Bernardino County Auditor-Controller (the "Auditor-Controller"). As confirmed in its check dated May 27, 2015, the Auditor-Controller only received property tax payments sufficient to issue the Successor Agency $16,185,056 of RPTTF for ROPS 15-16A, representing a shortfall of $2,452,072 from the amount of RPTTF authorized by DOF (the "RPTTF Shortfall").

Pursuant to its Resolution No. SBOB/2015-01, on February 23, 2015, the Oversight Board approved the Interlocutory Judgment in Condemnation with respect to San Bernardino County Superior Court Case No. CIVDS 1302927, San Bernardino County Transportation Commission (the "SBCTC") vs. San Bernardino.

Economic Development Corporation, et al. (the "Interlocutory Judgment") related to the SBCTC's transit center project. Pursuant to its eminent domain action, the SBCTC has placed $1,704,000 on deposit with the California Treasurer's office as the just compensation deposit (the "Just Compensation Deposit"), the SBCTC has obtained legal possession of the property affected by the eminent domain action and has now nearly completed the first phase of its transit center project.

The purpose of Oversight Board Resolution No. SBOB/2015-01 was to confirm that the Just Compensation Deposit was the property of the Successor Agency and that such amount shall be restricted to the payment of enforceable obligations approved by the Oversight Board and the DOF. In its letter of August 21, 2015, the DOF approved Oversight Board Resolution No. SBOB/2015-01.

Due to the RPTTF Shortfall during ROPS 15-16A it is financially necessary for the Successor Agency to immediately obtain possession of the Just Compensation Deposit and to use such funds, along with RPTTF, for the sole purpose of paying the debt service required for enforceable obligation No. 14 (CMB-Export $15 million Note), which has a remaining balance of approximately $2,532,813 that is due in full on or before October 1, 2015, which otherwise could not be paid in full resulting in a default on the CMB-Export $15 million Note. Pursuant to DOF's approval of Oversight Board Resolution No. SBOB/2015-01, the Successor Agency may now apply to the eminent domain court to obtain immediate possession of the Just Compensation Deposit for the purpose of applying the funds it receives as "Other Funds" to enforceable obligation No. 14 (CMB-Export $15 million Note) to avoid a debt service default.

The Successor Agency previously intended to fund the RPTTF Shortfall with the proceeds from the issuance of its 2015 Refunding Tax Allocation Bonds (the "2015 Refunding TABs"), which were authorized by Oversight Board Resolution No. SBOB/2015-05 on May 19, 2015 and approved by DOF in its letter of July 24, 2015. The 2015 Refunding TABs were expected to close prior to October 1, 2015, which would have enabled the Successor Agency to timely meet its debt service obligations with respect to enforceable obligation No. 14 (CMB-Export $15 million Note). Due to certain unforeseen complexities related to disclosure requirements and other matters including, but not limited to, an unanticipated delay in the approval of Assembly Bill 113 that among other things, would eliminate financial and time limits on redevelopment project areas, the Successor Agency does not expect to close its 2015 Refunding TABs until sometime after October 1, 2015 (currently estimated for the period of October 2015 through January 2016). As a consequence of the foregoing, the Successor Agency must identify viable alternative funding sources to enable it to timely meet its debt service obligations with respect to enforceable obligation No. 14 (CMB-Export $15 million Note).

Therefore and consistent with the foregoing, by way of approving the attached Resolution, it is recommended that the Oversight Board support the Successor Agency's plan to use the Just Compensation Deposit to offset the ROPS 15-16A RPTTF Shortfall for the sole purpose of timely paying the debt service required for enforceable obligation No. 14 (CMB-Export $15 million Note) and thus avoid a debt service default.

Attachment: Resolution

RESOLUTION NO. SBOB/2015-06

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO APPROVING CHANGES TO FUNDING SOURCES FOR OBLIGATIONS APPROVED BY THE DEPARTMENT OF FINANCE IN RECOGNIZED OBLIGATION PAYMENT SCHEDULE 15-16A FOR PURPOSES OF AVOIDING DEFAULT ON THE CMB-EXPORT $15 MILLION NOTE

WHEREAS, pursuant to HSC §34177(a)(4), the Successor Agency to the Redevelopment Agency of the City of San Bernardino ("Successor Agency") may, with the prior approval of the Oversight Board, as described in HSC §34179, make payments for enforceable obligations from sources other than those listed in a Recognized Obligation Payment Schedule ("ROPS"); and

WHEREAS, on April 6, 2015, the California Department of Finance ("DOF") approved the Successor Agency's ROPS 15-16A, authorizing the Successor Agency to receive $18,679,768 in Redevelopment Property Tax Trust Funds ("RPTTF") for the payment of identified enforceable obligations during the ROPS 15-16A period (July 1st through December 31st, 2015); and

WHEREAS, the Successor Agency received only $16,185,056 in RPTTF for the ROPS 15-16A period, representing a $2,452,072 shortfall in funding for enforceable obligations authorized by DOF to be paid during the ROPS 15-16A period ("RPTTF Shortfall"); and

WHEREAS, in its letter of August 21, 2015, DOF approved Oversight Board Resolution No. SBOB/2015-01 authorizing the Successor Agency to stipulate to the Interlocutory Judgment in Condemnation with respect to San Bernardino County Superior Court Case No. CIVDS 1302927, San Bernardino County Transportation Commission ("SBCTC") vs. San Bernardino Economic Development Corporation, et al. ("Stipulated Judgment"); and

WHEREAS, based on the Stipulated Judgment the Successor Agency can request an order from the court to obtain the $1,704,000 in just compensation that was deposited by the

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SBCTC with the State Treasurer's Office, and to which the Successor Agency is entitled ("Just Compensation Deposit");

WHEREAS, in order for the Successor Agency to receive the entire the amount of the Just Compensation Deposit, the Stipulated Judgment provides that DOF shall affirm the full amount of the Just Compensation Deposit is required and must be used for the payment of enforceable obligations; and

WHEREAS, due to the RPTTF Shortfall the Successor Agency is unable to pay the remaining balance of approximately $2,532,813 for Enforceable Obligation No. 14 on ROPS 15-16A by October 1, 2015 (resulting in a default on the CMB-Export $15 Million Note), unless the Successor Agency obtains and applies the full amount of the Just Compensation Deposit towards the payment of Enforceable Obligation #14; and

WHEREAS, the Oversight Board supports the Successor Agency's plan to use the Just Compensation Deposit to offset a portion of the ROPS 15-16A RPTTF Shortfall for the sole purpose of timely paying the debt service required for enforceable obligation No. 14 (CMB-Export $15 million Note) and thus avoid a debt service default; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino ("Oversight Board"), as follows:

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

Section 2. The Successor Agency's proposed amendment to ROPS 15-16A for the purpose of applying all funds that the Successor Agency receives from the $1,704,000 Just Compensation Deposit as "Other Funds" to enforceable obligation No. 14 for the purpose of avoiding default on the CMB-Export $15 million Note is approved.

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Section 3. Pursuant to section 7 of the Stipulated Judgment approved by DOF in its letter of August 21, 2015, if DOF determines some part of the Just Compensation Deposit can be used by the Successor Agency to satisfy the claim of the SBCTC as further described in section 7 of the Stipulated Judgment, the Oversight Board hereby requests that DOF make such affirmative declaration in the its letter approving this Resolution; however, if no such affirmative declaration is made by DOF in its approval letter, then the Oversight Board shall consider the Just Compensation Deposit as an asset of the Successor Agency to be used in accordance with this Resolution.

Section 4. This Resolution shall take effect upon the date of its adoption and may be implemented after review and approval by the Department of Finance.

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RESOLUTION NO. SBOB/2015-06

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO APPROVING CHANGES TO FUNDING SOURCES FOR OBLIGATIONS APPROVED BY THE DEPARTMENT OF FINANCE IN RECOGNIZED OBLIGATION PAYMENT SCHEDULE 15-16A FOR PURPOSES OF AVOIDING DEFAULT ON THE CMB-EXPORT $15 MILLION NOTE

PASSED, APPROVED AND ADOPTED THIS 11th day of September 2015, by the following vote:

Board Members	Ayes	Nays	Abstain	Absent
HEADRICK				
HILL				
LONGVILLE				
MACIAS-HARRISON				
MORRIS				
O'TOOLE				
SMITH				

Secretary

The foregoing Resolution is hereby approved this 11th day of September 2015.

James P. Morris, Chairman
Oversight Board for the
Successor Agency to the Redevelopment
Agency of the City of San Bernardino

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AGENDA ITEM NO. 5

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO

Meeting Date: September 11, 2015

To: Oversight Board Members

From: Lisa Connor, Project Manager

Subject: Approval of Long-Range Property Management Plan

RECOMMENDATION: It is recommended that the Oversight Board adopt the attached resolution approving the Long-Range Property Management Plan pursuant to California Health and Safety Code § 34191.5 and approving certain related actions.

BACKGROUND: Pursuant to Health and Safety Code (the "HSC") § 34172 (a)(1), the Redevelopment Agency of the City of San Bernardino was dissolved February 1, 2012. Consistent with the provisions of the HSC, the City Council of the City of San Bernardino previously elected to serve in the capacity of the Successor Agency of the Redevelopment Agency of the City of San Bernardino (the "Successor Agency"). The Oversight Board for the Successor Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency.

Pursuant to HSC § 34191.5 (b), within six (6) months of the date of the Successor Agency receiving its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7, the Successor Agency is required to prepare a Long-Range Property Management Plan (the "LRPMP") to address the disposition and use of the real property assets held by the Successor Agency. Subject to the receipt of an FOC from DOF, an LRPMP may only be operative, pursuant to HSC § 34191.3, if it is approved by DOF no later than December 31, 2015.

All of the document filings that are prerequisites to the issuance of an FOC have been made; however, as of the date of this Resolution, DOF has not yet issued the Successor Agency's FOC. Notwithstanding the foregoing, DOF has specifically invited the Successor Agency to file its LRPMP at the earliest possible time so that DOF can simultaneously review the matter of the issuance of an FOC and approval of the LRPMP and do both prior to the deadline noted above.

The Successor Agency's proposed LRPMP is included as Exhibit "A" to the attached Resolution. During its meeting of August 4, 2015 the Oversight Board received a briefing with respect to the LRPMP. During its meeting of September 8, 2015 the Successor Agency approved the LRPMP. Subject to approval by the Oversight Board, the LRPMP will be submitted to the DOF. Subject to DOF's issuance of the Successor Agency's FOC and its approval of the LRPMP, the Successor Agency may act upon implementing the LRPMP.

Consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached LRPMP.

Attachment: Resolution

RESOLUTION NO. SBOB/2015-07

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code (the "HSC") § 34172 (a)(1), the Redevelopment Agency of the City of San Bernardino was dissolved February 1, 2012; and

WHEREAS, consistent with the provisions of the HSC, on January 9, 2012 the Mayor and Common Council of the City of San Bernardino elected to serve in the capacity of the Successor Agency to the Redevelopment Agency of the City of San Bernardino (the "Successor Agency"); and

WHEREAS, the Oversight Board for the Successor Agency (the "Oversight Board") has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

WHEREAS, pursuant to HSC § 34191.5 (b), within six (6) months of the date of the Successor Agency receiving its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7, the Successor Agency is required to prepare a Long-Range Property Management Plan (the "LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

WHEREAS, subject to the receipt of an FOC from DOF, an LRPMP may only be operative, pursuant to HSC § 34191.3, if it is approved by DOF no later than December 31, 2015; and

WHEREAS, all of the document filings that are prerequisites to the issuance of an FOC have been made; however, as of the date of this Resolution, DOF has not yet issued the Successor Agency's FOC; and

WHEREAS, notwithstanding the foregoing, DOF has specifically invited the Successor Agency to file its LRPMP at the earliest possible time so that DOF can simultaneously review the matter of the issuance of an FOC and approval of the LRPMP and do both prior to the deadline noted above; and

WHEREAS, the Successor Agency's proposed LRPMP is attached to this Resolution as Exhibit "A"; and

WHEREAS, during its meeting of August 4, 2015 the Oversight Board received a briefing with respect to the LRPMP; and

WHEREAS, during its meeting of September 8, 2015, the Successor Agency approved the LRPMP; and

WHEREAS, subject to approval by the Oversight Board, the LRPMP will be submitted to the DOF; and

WHEREAS, subject to DOF's issuance of the Successor Agency's FOC and its approval of the LRPMP, the Successor Agency may act upon implementing the LRPMP; and

WHEREAS, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached LRPMP; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of San Bernardino, as follows:

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

Section 2. The Long-Range Property Management Plan, attached to this Resolution as Exhibit "A", is approved.

Section 3. Subsequent to the approval of the Long-Range Property Management Plan by the Oversight Board, the City Manager as Executive Director of the Successor Agency, or his designee, is authorized and directed to transmit the Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Long-Range Property Management Plan and to effectuate the intent of this Resolution.

Section 4. This Resolution shall take effect upon the date of its adoption and may be implemented after review and approval by the California Department of Finance.

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS

PASSED, APPROVED AND ADOPTED THIS 11th day of September 2015, by the following vote:

Board Members	Ayes	Nays	Abstain	Absent
HEADRICK				
HILL				
LONGVILLE				
MACIAS-HARRISON				
MORRIS				
O'TOOLE				
SMITH				

Lisa Connor, Secretary

The foregoing Resolution is hereby approved this 11th day of September, 2015.

James P. Morris, Chairman
Oversight Board for the
Successor Agency to the Redevelopment
Agency of the City of San Bernardino

EXHIBIT "A"

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF SAN BERNARDINO

LONG-RANGE PROPERTY MANAGEMENT PLAN

(See Attachment)

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

FINAL DRAFT

Prepared for the:

Successor Agency to the Redevelopment Agency of the City of San Bernardino
300 North "D" Street
San Bernardino, CA 92408

www.sbcity.org

September 2015

Prepared by:

Urban Futures Inc.
Corporate Office
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(714) 283-9334 • FAX (714) 283-5465

UFI URBAN FUTURES, INC.

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

CITY COUNCIL/ SUCCESSOR AGENCY BOARD

R. Carey Davis, *Mayor*

Rikke Van Johnson, *Mayor Pro Tem - Ward 6*

Virginia Marquez, *Councilmember - Ward 1*

Benito J. Barrios, *Councilmember - Ward 2*

John Valdivia, *Councilmember - Ward 3*

Fred Shorett, *Councilmember - Ward 4*

Henry Nickel, *Councilmember - Ward 5*

James L. Mulvihill, *Councilmember - Ward 7*

CITY STAFF

Allen J. Parker, *City Manager/Executive Director*

Bill Manis, *Deputy City Manager*

2015 LONG RANGE PROPERTY MANAGEMENT PLAN

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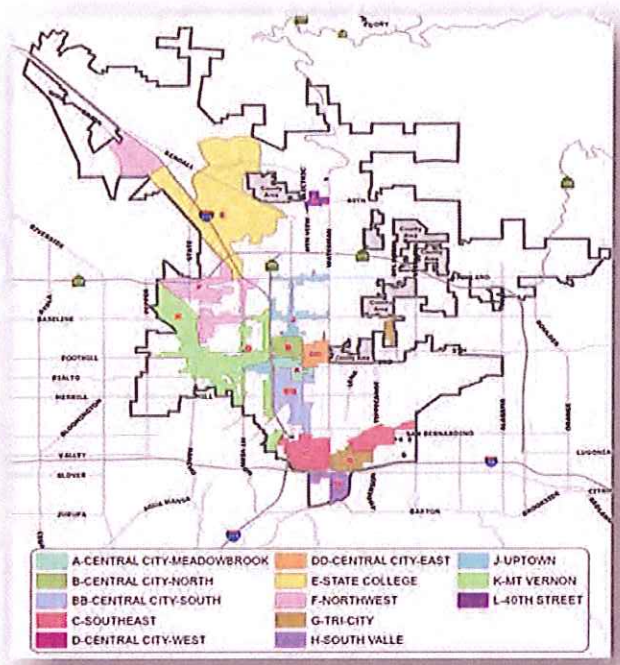
I. Introduction

The City of San Bernardino (the "City"), incorporated in 1854, is the 2nd largest municipality east of Los Angeles. It is located in the Riverside-San Bernardino metropolitan area approximately 60 miles east of Los Angeles. It serves as the county seat of San Bernardino County and spans approximately 60 square miles on the floor of the San Bernardino Valley. As of January 1, 2015, the California Department of Finance (the "DOF") reports the City's population to be 213,933.

Former Redevelopment Agency

The Former Redevelopment Agency of the City of San Bernardino (the "Agency") was organized in 1958, pursuant to § 33000 *et seq.* of the California Health and Safety Code (the "HSC") and was responsible for the administration of redevelopment activities within the City. The governing board of the Agency was the Community Development Commission (the "Commission") which was composed of the eight members of the Mayor and Common Council. In 1958, the Commission adopted the first project area, Meadowbrook Redevelopment Project Area, with an additional 13 Project Areas to follow. In addition to the Agency's 14 Project Areas, the Agency assisted the Inland Valley Development Agency with the implementation of its Project Area.



The Redevelopment Plans are summarized as follows:

Chronologies of Redevelopment Project Area Plans		
Description	***Ordinance No.***	***Adoption Date***
Meadowbrook/Central City Redevelopment Project Area		
Redevelopment Plan for the Meadowbrook Redevelopment Project Area No. 1 is adopted.	2233	7/21/1958
Redevelopment Plan for the Central City Redevelopment Project Area No. 1 is adopted.	2649	2/23/1965
Redevelopment Plan for Meadowbrook Redevelopment Project Area No. 1 is amended. To amend Section 4 of Ordinance 2233 approving and adopting revisions, dated 9/3/1968 to the Redevelopment Plan for the Meadowbrook Project Area No. 1.	2953	10/22/1968
Redevelopment Plan for the Central City Redevelopment Project Area is amended to amend Section 4 of Ordinance No. 2649 approving and adopting a revision to the Redevelopment Plan for the Central City Project Area No. 1.	3059	3/16/1970
Redevelopment Plans for Meadowbrook and Central City Redevelopment Project Areas merged for financial purposes (now known as Redevelopment Plan for the Central City Redevelopment Project Area)	3683	11/9/1977
Amendment No. 1: Establish time and financial limits, including 1) eminent domain for twelve yr. period; 2) time limit to establish indebtedness; 3) bonded debt limit; and 4) tax increment limit.	MC-558 MC-559	2/9/1986
Amendment No. 2: Amend tax increment limit calculation.	MC-723	4/2/1990
Amendment No. 3: Establish plan effectiveness tax increment collection, repayment of indebtedness limits.	MC-917	12/19/1994
State College Redevelopment Project Area		
Redevelopment Plan for State College is adopted	3067	5/28/1970
Amendment No. 1: Establish time and financial limits, including 1) eminent domain for 12 yr. period; 2) time limit to establish indebtedness; 3) bonded debt limit; and 4) tax increment limit.	MC-560	1/9/1987
Amendment No. 2: Amend tax increment limit calculation.	MC-725	5/2/1990
Amendment No. 3: Establish plan effectiveness, tax increment collection, repayment of indebtedness limits.	MC-925	1/18/1995
Amendment No. 4: Extend time limit on eminent domain authority	MC-1146	7/17/2003
Amendment No. 5: Eliminate time limit to incur indebtedness.	MC-1153	1/1/2004
Amendment No. 6: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1198	7/20/2005
Amendment No. 7: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by two years per CRL.	MC-1293	5/21/2009
Central City North Redevelopment Project Area		
Redevelopment Plan for Central City North is adopted.	3366	8/6/1973
Amendment No. 1: Establish time and financial limits, including 1) eminent domain for 12 yr. period; 2) time limit to establish indebtedness; 3) bonded debt limit; and 4) tax increment limit.	MC-561	12/9/1986
Amendment No. 2: Amend tax increment limit calculation.	MC-719	4/2/1990
Amendment No. 3: Establish plan effectiveness, tax increment collection, repayment of indebtedness limits.	MC-920	12/19/1994
Amendment No. 4: Eliminate time limit to incur indebtedness.	MC-1154	12/1/2003
Amendment No. 5: Adopt Amended & Restated Plan with modern language and reinstate eminent domain authority.	MC-1184	9/7/2004
Amendment No. 6: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1199	6/20/2005
Amendment No. 7: Extend plan effectiveness and repayment of indebtedness time limits by 2 years per CRL.	MC-1294	4/20/2009

Chronologies of Redevelopment Project Area Plans		
Description	***Ordinance No.***	***Adoption Date***
Central City South Redevelopment Project Area		
Redevelopment Plan for Central City South is adopted	3572	5/3/1976
Amendment No. 1: Establish time and financial limits, including 1) eminent domain for 12 yr. period; 2) time limit to establish indebtedness; 3) bonded debt limit; and 4) tax increment limit.	MC-564	12/9/1986
Amendment No. 2: Amend tax increment limit calculation.	MC-724	4/2/1990
Amendment No. 3: Establish plan effectiveness, tax increment collection, repayment of indebtedness limits.	MC-919	12/19/1994
Amendment No. 4: 2001 Eminent Domain Amendment	MC-1104	9/17/2001
Amendment No. 5: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1208	6/20/2005
Amendment No. 6: Extend plan effectiveness and repayment of indebtedness time limits by 2 years per CRL.	MC-1301	4/20/2009
Central City East Redevelopment Project Area		
Redevelopment Plan for Central City East is adopted	3571	5/3/1976
Amendment No. 1: Establish time and financial limits, including 1) eminent domain for 12 yr. period; 2) time limit to establish indebtedness; 3) bonded debt limit; and 4) tax increment limit.	MC-563	12/9/1986
Amendment No. 2: Amend tax increment limit calculation.	MC-721	4/2/1990
Amendment No. 3: Establish plan effectiveness, tax increment collection, repayment of indebtedness limits.	MC-918	12/19/1994
Amendment No. 4: 2001 Eminent Domain Amendment.	MC-1112	12/3/2001
Amendment No. 5: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1209	6/20/2005
Amendment No. 6: Extend plan effectiveness and repayment of indebtedness time limits by 2 years per CRL.	MC-1302	4/20/2009
Southeast Industrial Park Redevelopment Project Area		
Redevelopment Plan for Southeast Industrial Park is adopted	3583	6/21/1976
Amendment No. 1: Establish time and financial limits, including 1) eminent domain for 12 yr. period; 2) time limit to establish indebtedness; 3) bonded debt limit; and 4) tax increment limit.	MC-565	12/9/2986
Amendment No. 2: Amend tax increment limit calculation.	MC-722	4/2/1990
Amendment No. 3: Establish plan effectiveness, tax increment collection, repayment of indebtedness limits.	MC-924	12/19/1994
Amendment No. 4: Eliminate debt establishment time limit.	MC-1156	12/1/2003
Amendment No. 5: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1201	6/20/2005
Amendment No. 6: Extend plan effectiveness and repayment of indebtedness time limits by 2 years per CRL.	MC-1296	4/20/2009
Central City West		
Redevelopment Plan for the Central City West Project Area is adopted	3553	3/19/1976
Amendment No. 1: Establish time and financial limits, including 1) eminent domain for 12 yr. period; 2) time limit to establish indebtedness; 3) bonded debt limit; and 4) tax increment limit.	MC-562	1/9/1987
Amendment No. 2: Amend tax increment limit calculation.	MC-720	5/2/1990
Amendment No. 3: Establish plan effectiveness, tax increment collection, repayment of indebtedness limits.	MC-921	1/18/1995
Amendment No. 4: Eliminate time limit to incur indebtedness.	MC-1115	1/1/2004
Amendment No. 5: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1200	7/20/2005
Amendment No. 6: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by two years per CRL.	MC-1295	5/21/2009

Chronologies of Redevelopment Project Area Plans		
Description	***Ordinance No.***	***Adoption Date***
Northwest Redevelopment Project Area		
Redevelopment Plan for Northwest Project Area is adopted.	MC-189	8/6/1982
Amendment No. 1: Establish plan effectiveness, tax increment collection, repayment of indebtedness limits.	MC-922	1/18/1995
Amendment No. 2: Eliminate time limit to incur indebtedness.	MC-1157	1/1/2004
Amendment No. 3: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1202	7/20/2005
Amendment No. 4: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by two years per CRL.	MC-1297	5/21/2009
Tri-City Redevelopment Project Area		
Redevelopment Plan for Tri-City is adopted.	MC-283	6/20/1983
Amendment No. 1: Establish time and financial limits, including 1) time limit to establish indebtedness; 2) time limit to pay indebtedness/collect tax increment.	MC-926	12/19/1994
Amendment No. 2: Eliminate debt establishment time limit.	MC-1158	12/1/2003
Amendment No. 3: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1204	6/20/2005
Amendment No. 4: Extend plan effectiveness and repayment of indebtedness time limits by 2 years per CRL.	MC-1299	4/20/2009
South Valle Redevelopment Project Area		
Redevelopment Plan for the South Valle is adopted.	MC-387	7/9/1984
Amendment No. 1: Establish time and financial limits, including 1) time limit to establish indebtedness; 2) time limit to pay indebtedness/collect tax increment.	MC-923	12/19/1994
Amendment No. 2: Eliminate debt establishment time limit.	MC-1159	12/1/2003
Amendment No. 3: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1204	6/20/2005
Amendment No. 4: Extend plan effectiveness and repayment of indebtedness time limits by 2 years per CRL.	MC-1299	4/20/2009
Uptown Redevelopment Project Area		
Redevelopment Plan for Uptown Redevelopment Project Area	MC-527	7/17/1986
Amendment No. 1: Establish time and financial limits, including 1) time limit to establish indebtedness; 2) time limit to pay indebtedness/collect tax increment	MC-927	11/19/1985
Amendment No. 2: Eliminate time limit to incur indebtedness.	MC-1161	1/1/2004
Amendment No. 3: Extend time limit on eminent domain authority	MC-1183	10/8/2004
Amendment No. 4: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1205	7/20/2005
Mt. Vernon Corridor Project Area		
Redevelopment Plan for Mt. Vernon Corridor Project Area is adopted	MC-733	7/26/1990
Amendment No. 1: Establish plan effectiveness, tax increment collection, repayment of indebtedness limits.	MC-928	1/18/1995
Amendment No. 2: 2001 Eminent Domain Amendment	MC-1105	11/1/2001
Amendment No. 3: Eliminate time limit to incur indebtedness.	MC-1160	1/1/2004
Amendment No. 4: Extend plan effectiveness, tax increment collection, and repayment of indebtedness time limits by one year per CRL.	MC-1206	7/20/2005
40th Street Redevelopment Project Area		
Redevelopment Plan for the 40th Street Project Area is adopted	MC-1077	8/10/2000

Designated zoning in the 14 Project Areas include a variety of mixed land uses, and is composed of land and improvements, including, but not limited to shopping centers, commercial developments, and warehouse facilities.

Dissolution of Redevelopment Agencies

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the Community Redevelopment Agency of the City of San Bernardino (the "Successor Agency").

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the "DOF"). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 which requires the Successor Agency to prepare a Long Range Property Management Plan (the "LRPMP") as a prerequisite to the disposition of real property assets.

Long Range Property Management Plan

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.[1]

Upon DOF's approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedure is included as Exhibit "A."

[1] HSC § 34191.5 (c)(2))

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP's prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit "B."

The Successor Agency received its Finding of Completion from the DOF on _____, 2015 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency Board on _____, 2015 (Exhibit "D") and approved by Resolution of the Oversight Board on _____, 2015 (Exhibit "E").

II. Long Range Property Management Plan: Property Inventory Data

The Successor Agency has jurisdiction over 230 parcels grouped into 45 sites (the "Properties"), all of which are located within the boundaries of the City and subject to the provisions of the Agency's Project Area Redevelopment Plans and subsequent mergers and amendment, the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014, the City's General Plan, Municipal Code and land use regulations, and related Specific and Vision Plans.

Successor Agency: San Bernardino City
County: San Bernardino

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
	HSC § 34191.5 (c)(1)(C)			HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		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)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Property, Intended use of Sale Proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Annual Estimate Income / Revenue	Contractual use Income / Revenue	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
1 City Police Headquarters	710 N. "D" Street	0140-281-52	Public Building	GU	N/A	See LRPMP Text	Oct 1991	$3,500,000	$1.00	Jan 2015	Agency	N/A		Police Station	3.82	CG-1	$1.00	None	N/A	Yes	No	Yes	No
	767 N. "E" Street	0140-281-54													0.75	CR-2							
2 City Administration Campus	300 N. "D" Street	0134-251-57	Public Buildings	GU	N/A	See LRPMP Text	Nov 1991	$145,347	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	1.08	CR-2	$1.00	$40,000	Yes	No	No	Yes	Yes
		0134-251-58					May 1970	$128,591							1.07								
		0134-251-59					Jun 1969	$144,500							0.95								
		0134-251-62					Oct 2010	$15,725							0.13								
	301 N. "E" Street	0134-251-60						$2,573,498							0.52								
		0134-311-40					May 1970	$8,799							0.07								
	201 N. "E" Street	0134-311-50					Nov 1969	$6,007,090							4.02								
		0134-321-24					Dec 1989	$3,500,000							1.01								
3 1350 S. "E" Street Administration Building	1350 S. "E" Street	0141-252-04	Public Building	GU	N/A	See LRPMP Text	Aug 2008	$2,506,800	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	3.06	CG-1	$1.00	None	N/A	No	No	Yes	Yes
		0141-252-06													0.02								
4 Shandin Hills Public Golf Park	3380 Little Mountain Drive	0148-011-30	Public Park	GU	N/A	See LRPMP Text	May 1982	$4,437,973	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	59.87	PCR	$1.00	$290,000	Yes	No	No	Yes	No
		0148-021-59					Apr 1974	$27,000							2.86								
		0148-022-06					Jan 1974	$101,100							49.45								
5 Portion of Seccombe Lake Park	567 N. Sierra Way	0135-061-19	Public Park	GU	N/A	See LRPMP Text	Mar 2005	$604,756	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.96	PP	$1.00	None	N/A	No	No	Yes	Yes
6 Baseball Stadium Park	280 S. "E" Street	0136-111-23	Public Park	GU	N/A	See LRPMP Text	Mar 1990	$300,000	$1.00	Jan 2015	Agency	TBD		Alleviate Blight	27.20	CCS-1	$1.00	None	N/A	No	No	Yes	Yes
							Dec 1991	$1,276,487															
							Dec 1993	$299,019															
							Jul 1987	$1,200,000															
							Oct 1995	$14,995,772															

[1] Real Property in Fee unless otherwise noted
[2] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual Value.
[3] Staff continues to search for acquisition documents.

FD – Future Development
GU – Governmental Use
N/A – Not applicable
NDC – National Data Collective (www.ndcdata.com)
R/W – Right-of-way
TBD – To Be Determined
Unk – Unknown

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
	HSC § 34191.5 (c)(1)(C)			HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		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)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Property, Intended use of Sale Proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Annual Estimate Income / Revenue	Contractual use Income / Revenue	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
7 California National Guard Armory	266 E. 3rd Street	0135-191-13	State Building	GU	N/A	See LRPMP Text	Jun 2010	$250,000	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	2.36	CG-1	$1.00	$1.00	No	No	No	Yes	No
8 U.S. Army Reserve Property	296 E. 3rd Street	0135-191-14	Federal Building	GU	N/A	See LRPMP Text	Jun 2010	$250,000	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	2.57	CG-1	$1.00	$1.00	N/A	No	No	Yes	No
9 Street Right-of-Way #1	N. Stoddard Ave.	0134-141-36	Right-of-Way	GU	N/A	See LRPMP Text	Mar 1996	$0.00	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.001	Cr-2	$1.00	None	N/A	No	No	Yes	No
10 Street Right-of-Way #2	NEC Athol Street / S. "D" Street	0136-122-69	Right-of-Way	GU	N/A	See LRPMP Text	Feb. 1973	$0.00	$1.00	Jan 2015	Agency	N/A		Street Right-of-Way	0.001	CR-2	$1.00	None	N/A	No	No	Yes	No
11 Street Right-of-Way #3	E. 9th Street	0278-063-21	Right-of-Way	GU	N/A	See LRPMP Text	Nov. 1984	$0.00	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.19	RM	$1.00	None	N/A	No	No	Yes	No
12 Foothill Drive Water Well-Site Property	Foothill Drive	0155-381-11 0155-381-45	Vacant Residential	GU	N/A	See LRPMP Text	Sep. 1991 Apr 1992	$23,480 $307,439	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.02 8.61	RL	$1.00	None	N/A	No	No	Yes	No
13 N. "D" Street Parking Lot	480 N. "D" Street 478 N. "D" Street N. "D" Street	0134-141-28 0134-141-29 0134-141-34	Public Parking Lot	GU	N/A	See LRPMP Text	Nov. 1996 Jan. 1996	$87,180 $60,000 $150,000	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.43 0.11 0.93	CR-2	$1.00	None	N/A	No	No	Yes	No
14 San Bernardino County Law Library Parking Lot	402 N. "D" Street	0134-151-31	Public Parking Lot	GU	N/A	See LRPMP Text	Jan. 1996	$0.00	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.54	CR-2	$1.00	None	N/A	No	No	Yes	No
15 N. "F" Street Parking Lot	450 N. "F" Street	0134-101-09 0134-101-10	Public Parking Lot	GU	N/A	See LRPMP Text	Dec. 2003	$150,000	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.21 0.31	CR-2	$1.00	None	N/A	No	No	Yes	No
16 W. 5th Street Parking Lot	512 W. 5th Street	0134-062-12	Public Parking Lot	GU	N/A	See LRPMP Text	Nov. 1990	$500,000	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	1.01	CR-2	$1.00	None	N/A	No	No	Yes	No
17 W. Church Street Parking Lot	W. Church Street	0134-071-19 0134-071-24 0134-071-26 0134-071-58	Public Parking Lot	GU	N/A	See LRPMP Text	Jul 1990 Dec 2004	$26,000 $20,057	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.21 0.06 0.06 0.28	CR-2	$1.00	None	N/A	No	No	Yes	No
18 N. Mt. Vernon / W. 5th Street Public Access / Parking Lot	N. Mt. Vernon Avenue & W. 5th Street	0138-122-33	Public Parking Lot	GU	N/A	See LRPMP Text	Nov 2002	$0.00	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	1.81	SP-PP CG-3	$1.00	None	N/A	No	No	Yes	No
19 2003-HUB Development Parking Lot	S. Tippecanoe Avenue	0281-401-13	Public Parking Lot	GU	N/A	See LRPMP Text	Jul 2004	$0.00	$1.00	Jan 2015	Agency	N/A		Alleviate Blight	0.11	CR-3	$1.00	None	N/A	No	No	Yes	Yes

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[3] Staff continues to search for acquisition documents.
FD – Future Development
GU – Governmental Use
N/A – Not applicable
NDC – National Data Collective (www.ndcdata.com)
R/W – Right-of-way
TBD – To Be Determined
Unk – Unknown

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
	HSC § 34191.5 (c)(1)(C)			HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		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)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Property, Intended use of Sale Proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Annual Estimate Income / Revenue	Contractual use Income / Revenue	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
20 Carousel Mall	396 N. "E" Street	0134-221-43	Commercial	FD	N/A	See LRPMP Text	Dec 2006	$706,995	$4,750,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.35	CG-1 CR-2	$4,750,000	$588,300	Yes	Yes	Yes	Yes	Yes
	333 N. "H" Street	0134-182-04					Dec 2014	$318,144							0.46								
	144 Carousel Mall	0134-181-28					May 2011	$16,450,000							0.58								
	120-295 Carousel Mall 322-344 N. "E" Street	0134-211-38													1.74								
		0134-211-34													0.42								
		0134-301-22													0.43								
		0134-231-27													0.40								
		0134-231-28													0.18								
		0134-231-29													1.01								
		0134-301-20													1.77								
		0134-291-11													1.73								
		0134-231-31					Jun 1973	$901,601							30.68								
		0134-221-45						$559,134							0.33								
21 Theater Square	780 N. "E" Street	0140-273-21	Public Facility / Commercial	FD	N/A	See LRPMP Text	Jun 1992	$30,633	$14,470,000	Dec 2011	Appraisal	TBD		Alleviate Blight	0.70	PF	$14,470,000	$850,000 [4]	Yes	No	No	Yes	Yes
	450 N. "E" Street	0134-121-27					Mar 2001	$11,964,000							1.51	CR-2							
		0134-131-35					1993-1998	$70,875		Aug 2015	NDC Sale Comps				0.37								
		0134-121-25						$477,055							1.36								
		0134-131-29						$160,000							0.48								
		0134-131-28													0.24								
		0134-131-37													0.18								
		0134-131-36						$770,582							0.24								
	562 W. 4th Street	0134-131-10					Aug 1994	$301,004		Dec 2011	2011 Appraisal				0.48								
		0134-131-30					Feb 1975	$0.00							0.02								
22 W. 5th Street / W. Spruce Street / N. "H" Street Commercial Property	N. "H" Street	0134-053-20	Vacant Commercial	FD	N/A	See LRPMP Text	Jun 2011	$2,678,819	$275,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.16	CR-2	$275,000	None	N/A	No	No	Yes	No
		0134-053-21													0.16								
		0134-053-22													0.16								
		0134-053-23													0.16								
	W. Spruce Street	0134-053-25													0.16								
		0134-053-26													0.16								
	746 W. 5th Street	0134-054-07													0.46								
	W. Spruce Street	0134-054-08													0.13								
		0134-054-09													0.10								

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[3] Staff continues to search for acquisition documents.
[4] Agency receives $0.00 income due to inability of Agency to fulfill Lease.

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LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Data							Property Value/Sale Info							Other Property Information									
	HSC § 34191.5 (c)(1)(C)			HSC § 34191.5 (c)(2)			HSC § 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		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)
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Property, Intended use of Sale Proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Annual Estimate Income / Revenue	Contractual use Income / Revenue	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
23 Vacant W. 5th Street Commercial Property	575 W. 5th Street 701 W. 5th Street 490 N. "G" Street	0134-093-07 0134-093-08 0134-093-09	Vacant Commercial	FD	N/A	See LRPMP Text	Nov. 2007 Jan. 2009	$1,089,000 $640,486	$97,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.13 0.18 0.21	CR-2	$97,000	None	N/A	No	No	Yes	No
24 Vacant N. Mt. Vernon Avenue Vacant W. Spruce Street Commercial Property	552 N. Mt. Vernon Avenue 1316 W. Spruce Street 578 N. Mt. Vernon Avenue	0138-114-09 0138-114-10 0138-114-11 0138-114-18	Vacant Commercial	FD	N/A	See LRPMP Text	Aug 2004 Jun 2005 Oct 2005 Mar 1993	$60,822 $47,000 $0.00 [3] $106,900	$193,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.17 0.15 0.07 0.17	SP-PP CG-3	$193,000	None	N/A	No	No	Yes	No
25 ARCO Gas Station	542 N. Mt. Vernon Avenue	0138-115-13	Commercial	FD	N/A	See LRPMP Text	Aug 2005 Aug 2004 Sep 2005 Jun 2001 Feb 2006	$35,522 $49,907 $270,437 $309,486 $103,028	$1,950,000	Jan 2015	NDC Sale Comps	TBD		Community Benefit	0.95	SP-PP CG-3	$1,950,000	$1.00	No	No	No	Yes	Yes
26 Vacant N. Little League Drive & I-215 Residential Property	I-215 I-215 I-215 I-215 I-215 I-215 I-215 I-215 I-215 I-215 I-215 I-215 I-215 I-215 I-215 W. Sunset Ln. W. Sunset Ln. W. Sunset Ln. W. Sunset Ln. W. Sunset Ln. W. Sunset Ln.	0261-111-21 0261-111-23 0261-111-25 0261-111-29 0261-111-30 0261-111-33 0261-111-35 0261-111-37 0261-111-40 0261-121-01 0261-121-02 0261-121-03 0261-121-13 0261-121-14 0261-451-01 0261-451-02 0261-451-03 0261-451-04 0261-451-05 0261-451-06	Vacant Residential / Public Facility	FD	N/A	See LRPMP Text	Aug 2001	$2,122,209	$3,281,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	6.76 1.12 12.19 1.11 1.25 3.27 0.50 0.66 0.47 10.75 13.48 10.51 4.00 9.88 0.14 0.10 0.09 0.09 0.09 0.10	RL RL-3.5 PFC	$3,281,000	None	N/A	Yes	No	Yes	Yes

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26 Vacant N. Little League Drive & I-215 Residential Property	W. Washington Av.	0261-451-07													0.09								
	W. Washington Av.	0261-451-08													0.09								
	W. Washington Av.	0261-451-09													0.09								
	W. Washington Av.	0261-451-10													0.09								
	W. Washington Av.	0261-451-11													0.09								
	W. Washington Av.	0261-451-12													0.09								
	W. Washington Av.	0261-451-13													0.09								
	W. Washington Av.	0261-451-14													0.09								
	W. Washington Av.	0261-451-15													0.09								
	W. Washington Av.	0261-451-16													0.09								
	W. Washington Av.	0261-451-17													0.09								
	W. Washington Av.	0261-451-18													0.09								
	W. Washington Av.	0261-451-19													0.10								
	W. Washington Av.	0261-451-20													0.11								
	W. Washington Av.	0261-451-21													0.11								
	W. Washington Av.	0261-451-22													0.10								
	W. Washington Av.	0261-451-23													0.12								
	W. Sunset Ln.	0261-451-24													0.11								
	W. Sunset Ln.	0261-451-25													0.11								
	W. Sunset Ln.	0261-451-26													0.10								
	W. Sunset Ln.	0261-451-27													0.10								
	W. Sunset Ln.	0261-451-28													0.11								
	W. Sunset Ln.	0261-451-29													0.09								
	W. Sunset Ln.	0261-451-30													0.10								
	W. Sunset Ln.	0261-451-31													0.09								
	W. Sunset Ln.	0261-451-32													0.13								
	W. Sunset Ln.	0261-451-33													0.10								
	W. Sunset Ln.	0261-451-34													0.11								
	W. Sunset Ln.	0261-451-35													0.11								
	W. Sunset Ln.	0261-451-36													0.11								
	W. Sunset Ln.	0261-451-37													0.11								
	W. Sunset Ln.	0261-451-38													0.13								
	N. Streamside Av.	0261-451-39													0.11								
	N. Streamside Av.	0261-451-40													0.11								
	N. Streamside Av.	0261-451-41													0.15								
	N. Streamside Av.	0261-451-42													0.09								
	N. Streamside Av.	0261-451-43													0.09								
	N. Streamside Av.	0261-451-44													0.09								

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Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Property, Intended use of Sale Proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Annual Estimate Income / Revenue	Contractual use Income / Revenue	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
26 Vacant N. Little League Drive & I-215 Residential Property	N. Streamside Av.	0261-451-45													0.09								
	N. Streamside Av.	0261-451-46													0.09								
	N. Streamside Av.	0261-451-47													0.09								
	N. Streamside Av.	0261-451-48													0.11								
	Sunset Ln.	0261-461-01													0.10								
	Sunset Ln.	0261-461-02													0.10								
	Sunset Ln.	0261-461-03													0.10								
	Sunset Ln.	0261-461-04													0.10								
	Sunset Ln.	0261-461-05													0.10								
	Sunset Ln.	0261-461-06													0.10								
	Sunset Ln.	0261-461-07													0.10								
	Sunset Ln.	0261-461-08													0.10								
	Sunset Ln.	0261-461-09													0.10								
	Sunset Ln.	0261-461-10													0.10								
	N. Clearview Av.	0261-461-11													0.11								
	N. Clearview Av.	0261-461-12													0.09								
	N. Clearview Av.	0261-461-13													0.09								
	N. Clearview Av.	0261-461-14													0.09								
	N. Clearview Av.	0261-461-15													0.09								
	N. Clearview Av.	0261-461-16													0.10								
	N. Clearview Av.	0261-461-17													0.10								
	N. Clearview Av.	0261-461-18													0.10								
	N. Clearview Av.	0261-461-19													0.10								
	N. Clearview Av.	0261-461-20													0.10								
	N. Clearview Av.	0261-461-21													0.11								
	W. Washington Av.	0261-461-22													0.11								
	W. Washington Av.	0261-461-23													0.10								
	N. Clearview Av.	0261-461-24													0.10								
	N. Clearview Av.	0261-461-25													0.10								
	N. Clearview Av.	0261-461-26													0.10								
	N. Clearview Av.	0261-461-27													0.09								
	N. Clearview Av.	0261-461-28													0.10								
	N. Clearview Av.	0261-461-29													0.09								
	N. Clearview Av.	0261-461-30													0.09								
	N. Clearview Av.	0261-461-31													0.11								
	W. Sunset Ln.	0261-461-32													0.09								

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Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Property, Intended use of Sale Proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Annual Estimate Income / Revenue	Contractual use Income / Revenue	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
26 Vacant N. Little League Drive & I-215 Residential Property	W. Sunset Ln.	0261-461-33													0.09								
	W. Sunset Ln.	0261-461-34													0.09								
	W. Sunset Ln.	0261-461-35													0.09								
	N. Parkview Ct.	0261-461-36													0.10								
	N. Parkview Ct.	0261-461-37													0.09								
	N. Parkview Ct.	0261-461-38													0.13								
	N. Parkview Ct.	0261-461-39													0.09								
	N. Parkview Ct.	0261-461-40													0.09								
	N. Parkview Ct.	0261-461-41													0.12								
	N. Parkview Ct.	0261-461-42													0.10								
	N. Parkview Ct.	0261-461-43													0.09								
	N. Parkview Ct.	0261-461-44													0.10								
	N. Parkview Ct.	0261-461-45													0.10								
	W. Washington Av.	0261-461-46													0.10								
	N. Parkview Ct.	0261-461-47													0.10								
	W. Washington Av.	0261-461-48													0.11								
	W. Washington Av.	0261-461-49													0.09								
	W. Washington Av.	0261-461-50													0.09								
	W. Washington Av.	0261-461-51													0.09								
	W. Washington Av.	0261-461-52													0.09								
	W. Washington Av.	0261-461-53													0.09								
	W. Washington Av.	0261-461-54													0.10								
	W. Washington Av.	0261-461-55													0.10								
	W. Washington Av.	0261-461-56													0.09								
	W. Washington Av.	0261-461-57													0.09								
	W. Washington Av.	0261-461-58													0.09								
	W. Washington Av.	0261-461-59													0.09								
	W. Washington Av.	0261-461-60													0.09								
	W. Washington Av.	0261-461-61													0.09								
	W. Washington Av.	0261-461-62													0.09								
	W. Washington Av.	0261-461-63													0.09								
	W. Washington Av.	0261-461-64													0.09								
	W. Washington Av.	0261-461-65													0.09								
	W. Washington Av.	0261-461-66													0.09								
	N. Little League Dr.	0261-171-06					Apr 2005								4.99								No

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27 SBCTC Transit Center	170 S. "E" Street 174 S. "E" Street None	0136-111-14 0136-111-15 0136-111-24 0136-111-23 (portion)	Public Building	Sell	See LRPMP Text	See LRPMP Text	Jun 2010 Jul 2005	$441,103 $1,827,697	$1,704,000	Mar 2013	Appraisal for Eminent Domain Action	$1,704,000	TBD	Alleviate Blight	0.62 0.28 3.63 0.09	CCS-1	$1,704,000	None	N/A	Yes	Yes	Yes	No
28 Vacant Ramona Avenue Industrial Property	2355 N. Ramona Avenue	0148-173-07	Vacant Industrial	Sell	See LRPMP Text	See LRPMP Text	Jan 2010	$21,500	$22,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.17	IL	$22,000	None	N/A	No	No	Yes	No
29 Vacant N. "J" Street Residential Property #1	N. "J" Street	0144-123-03	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Feb 1994	$6,700	$16,400	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.11	RS	$16,400	None	N/A	No	No	Yes	No
30 Vacant N. "J" Street Residential Property #2	N. "J" Street	0144-131-36	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Feb 1994	$10,150	$16,400	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.11	RS	$16,400	None	N/A	No	No	Yes	No
31 Vacant W. 17th Street Residential Property	W. 17th Street	0144-123-46	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Jun 1994	$12,000	$16,400	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.11	RS	$16,400	None	N/A	No	No	Yes	No
32 Vacant N. Harris Street Residential Property	N. Harris Street	0144-131-21	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Feb 1994	$7,500	$16,400	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.11	RS	$16,400	None	N/A	No	No	Yes	No
33 Vacant Union Street Residential Property	1348 Union Street	0139-231-34	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Jan 2010	$20,550	$55,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.16	RS	$55,000	None	N/A	No	No	Yes	No
34 Vacant N. Crescent Avenue Residential Property	673 N. Crescent Avenue	0134-014-10	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Nov 2004	$0.00 [3]	$8,500	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.08	RM	$8,500	None	N/A	No	No	Yes	No
35 Vacant N. "D" Street Residential Property #1	1238 N. "D" Street	0145-242-32	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Dec 1992	$16,500	$18,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.18	RM	$18,000	None	N/A	No	No	Yes	No
36 Vacant N. "D" Street Residential Property #2	N. "D" Street	0145-242-33	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Dec 1992	$16,500	$18,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.15	RM	$18,000	None	N/A	No	No	Yes	No
37 Vacant Wall Avenue Residential Property	1256 Wall Avenue	0146-241-07	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	Jan 2010	$5,450	$117,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.17	RM	$117,000	None	N/A	No	No	Yes	No

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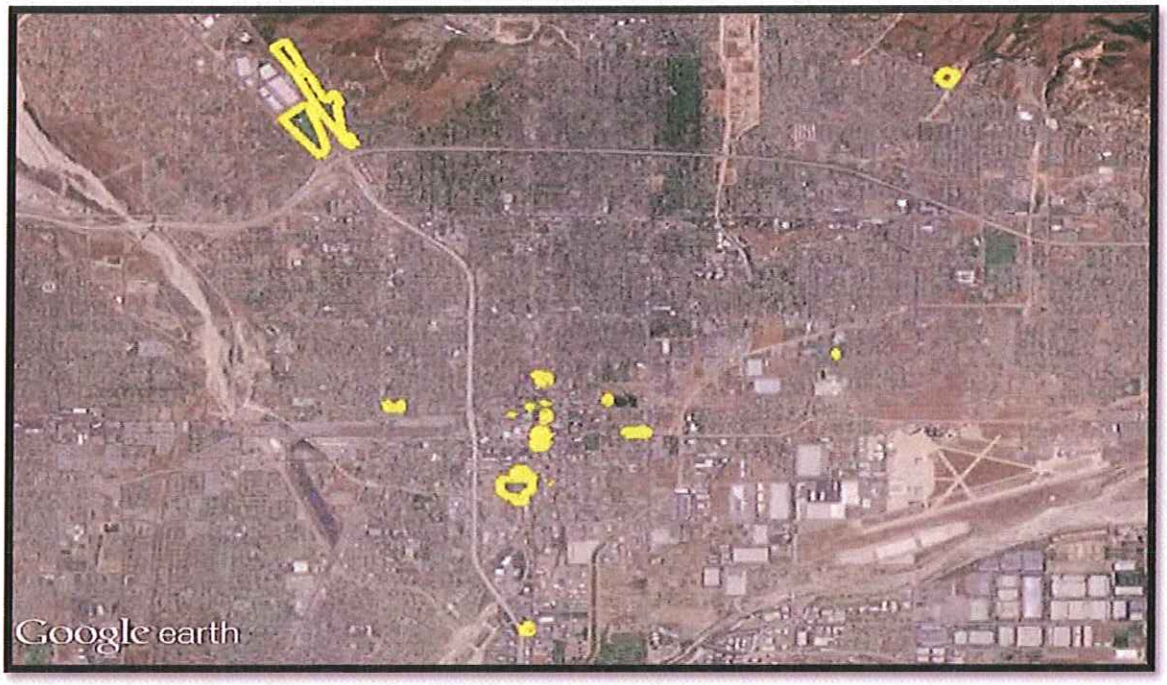
Site No.	Address	APN	Prop Type [1]	Permissible Use	If Sale of Property, Intended use of Sale Proceeds	Permissable Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value [2]	Date of Est'd Current Value	Est'd Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Annual Estimate Income / Revenue	Contractual use Income / Revenue	Historic environmental contamination / reports?	Potential as a TOD?	Advancements of SA planning objectives?	History of previous develop proposals and activity?
38 Vacant N. Del Rosa Avenue Residential Property	N. Del Rosa Avenue	0155-101-08	Vacant Residential	Sell	See LRPMP Text	See LRPMP Text	1991	$87,725	$95,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.92	RM	$95,000	None	N/A	No	No	Yes	No
39 Vacant E. Santa Fe Street Industrial Property	686 E. Santa Fe Street	0280-062-07	Vacant Industrial	Sell	See LRPMP Text	See LRPMP Text	Jan 2010	$5,150	$29,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.23	IL	$29,000	None	N/A	No	No	Yes	No
40 Vacant S. Foisy Street Industrial Property	904 S. Foisy Street	0280-131-23	Vacant Industrial	Sell	See LRPMP Text	See LRPMP Text	Jan 2010	$9,845	$82,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.66	IL	$82,000	None	N/A	No	No	Yes	No
41 Vacant S. Washington Street Industrial Property	882 S. Washington Street	0136-461-09	Vacant Industrial	Sell	See LRPMP Text	See LRPMP Text	May 2011	$21,030	$72,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.58	IL	$72,000	None	N/A	No	No	Yes	No
42 Vacant N. Mt. Vernon Avenue Commercial Property	757 N. Mt. Vernon Avenue 761 N. Mt. Vernon Avenue	0139-291-60 0139-291-61	Vacant Commercial	Sell	N/A	See LRPMP Text	Jan 2006	$84,885	$252,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.44 0.28	SP-PP CG-3	$252,000	None	N/A	No	No	Yes	No
43 N. "E" Street Unoccupied Restaurant Building	385 N. "E" Street	0134-241-64	Commercial	Sell	N/A	See LRPMP Text	Sep. 2010	$74,417	$88,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	0.06	CR-2	$88,000	None	N/A	No	No	Yes	No
44 E. Cooley Avenue Parking Lot	E. Cooley Avenue	0281-031-51 0281-041-41	Public Parking Lot	Sell	N/A	See LRPMP Text	Sep. 1978	$437,337	$310,000	Jan 2015	NDC Sale Comps	N/A		Alleviate Blight	2.16 2.19	IH	$310,000	None	N/A	No	No	Yes	No
45 E. Cooley Avenue Industrial Property	E. Cooley Avenue	0281-021-30 0281-031-52	Vacant Industrial	Sell	See LRPMP Text	See LRPMP Text	Aug 1992	$69,761	$372,000	Jan 2015	NDC Sale Comps	TBD		Alleviate Blight	3.05 3.26	IH	$372,000	None	N/A	No	No	Yes	No

[1] Real Property in Fee unless otherwise noted
[2] Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and may not be relied upon as a basis for actual Value.
[3] Staff continues to search for acquisition documents.

FD – Future Development
GU – Governmental Use
NDC – National Data Collective (www.ndcdata.com)
R/W – Right-of-way
Unk – Unknown
N/A – Not applicable
TBD – To Be Determined

III. Property to be Transferred for Governmental Use



Property to be Transferred for Governmental Use [2]						
Site No. Site Reference (x[1])	***Address***	***APN***	***Site Size (ac)***	***Zoning [3]***	***Permissible Use***	***Estimated Current Value***
1. City Police Headquarters (2)	710 N. "D" Street 767 N. "E" Street	0140-281-52 0140-281-54	4.55	CG-1 CR-2	Government	$1.00
2. City Administration Campus (8)	201 N. "E" Street 301 N. "E" Street 300 N. "D" Street	0134-251-57 0134-251-58 0134-251-59 0134-251-60 0134-251-62 0134-311-40 0134-311-50 0134-321-24	8.85	CR-2	Government	$1.00
3. 1350 S. "E" Street Local Agency Administration Building (2)	1350 S. "E" Street	0141-252-04 0141-252-06	3.08	CG-1	Government	$1.00
4. Shandin Hills Public Golf Park (3)	3380 Little Mtn. Drive	0148-011-30 0148-021-59 0148-022-06	112.18	PCR	Government	$1.00
5. Portion of Seccombe Lake Park (1)	567 N. Sierra Wy	0135-061-19	0.96	PP	Government	$1.00
6. Baseball Stadium Park (1)	280 S. "E" Street	0136-111-23	27.20	CCS-1	Government	$1.00
7. California National Guard Armory (1)	266 E. 3rd Street	0135-191-13	2.36	CG-1	Government	$1.00
8. U.S. Army Reserve Property (1)	296 E. 3rd Street	0135-191-14	2.57	CG-1	Government	$1.00
9. Street Right-of-Way #1 (1)	N. Stoddard Avenue	0134-141-36	0.001	CR-2	Government	$1.00
10. Street Right-of-Way #2 (1)	Athol Street & "D" Street	0136-122-69	0.001	CR-2	Government	$1.00
11. Street Right-of-Way #3 (1)	E. 9th Street	0278-063-21	0.19	RM	Government	$1.00
12. Foothill Drive Water Well-Site Property (2)	Foothill Drive	0155-381-11 0155-381-45	8.14	RL	Government	$1.00
13. N. "D" Street Parking Lot (3)	480 N. "D" Street 478 N. "D" Street N. "D" Street	0134-141-28 0134-141-29 0134-141-34	1.19	CR-2	Government	$1.00

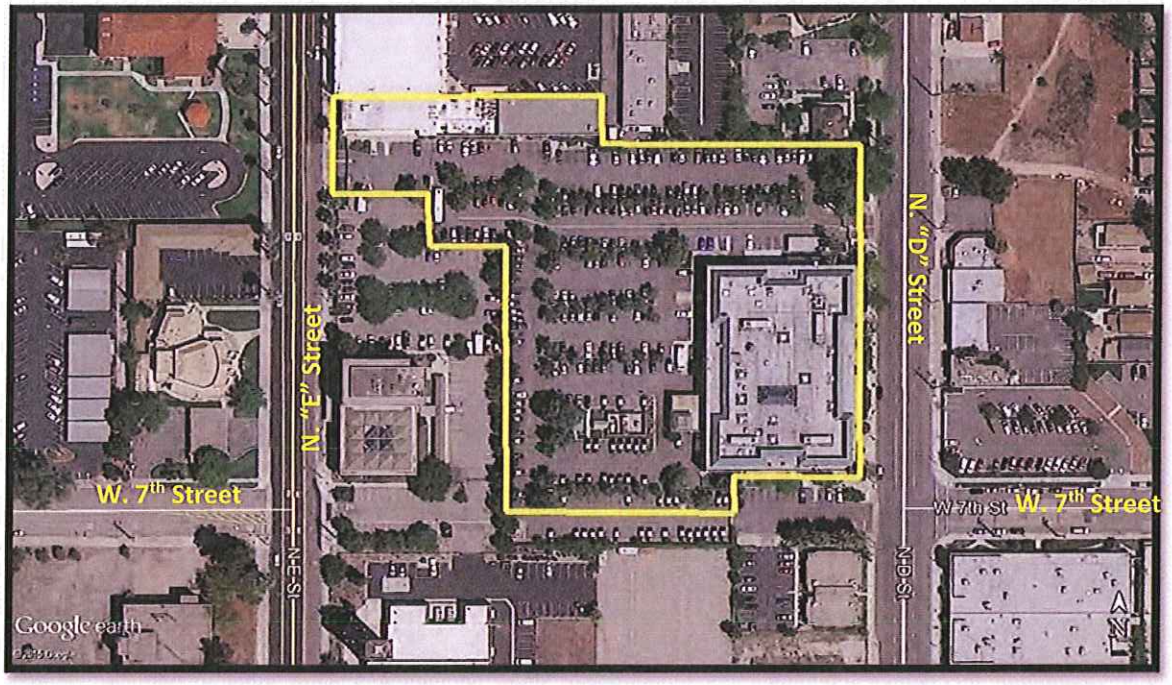
[1] (x) The number in parenthesis reflects the number of parcels that constitute the Site.
[2] See Exhibit "F" for Assessor Parcel Maps for Governmental Use properties
[3] See Exhibit "I" for zoning/land use information

Property to be Transferred for Governmental Use [2]						
Site No. Site Reference (x[1])	*Address*	*APN*	*Site Size (ac)*	*Zoning* [3]	*Permissible Use*	*Estimated Current Value*
14. San Bernardino County Law Library Parking Lot (1)	402 N. "D" Street	0134-151-31	0.54	CR-2	Government	$1.00
15. N. "F" Street Parking Lot (2)	450 N. "F" Street	0134-101-09 0134-101-10	0.62	CR-2	Government	$1.00
16. W. 5th Street Parking Lot (1)	512 W. 5th Street	0134-062-12	1.01	CR-2	Government	$1.00
17. W. Church Street Parking Lot (4)	W. Church Street	0134-071-19 0134-071-24 0134-071-26 0134-071-58	0.60	CR-2	Government	$1.00
18. N. Mt. Vernon / W. 5th Street Public Access / Parking Lot (1)	N. Mt. Vernon / W. 5th Street	0138-122-33	1.81	SP-PP CG-3	Government	$1.00
19. 2003-HUB Development Parking Lot (1)	S. Tippecanoe Avenue	0281-401-13	0.11	CR-3	Government	$1.00

[1] (x) The number in parenthesis reflects the number of parcels that constitute the Site.
[2] See Exhibit "F" for Assessor Parcel Maps for Governmental Use properties
[3] See Exhibit "I" for zoning/land use information

Site No. 1: City Police Headquarters

Address:	*710 N. "D" Street*	*767 N. "E" Street*
APN:	*0140-281-52*	*0140-281-54*



Site No. 1: City Police Headquarters

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 1 is the City Police Headquarters, and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the City Police Headquarters was acquired by the Agency in several separate transactions and carries a total Book Value of $3,500,000. The following table details the property records:

Acquisition Details of the City Police Headquarters				
APN	*Acquisition Date*	*Book Value*	*Original APNs as Acquired by Agency*	*Historical Background*
0140-281-52	October 1991	$3,500,000	0140-281-29	---
			0140-281-30	
0140-281-54			0140-281-20	
			0140-281-21	
			0140-281-25	
			0140-281-28	
			0140-281-15	
			0140-281-16	
			0140-281-34	
			0140-281-38	
			0140-281-40	
			0140-281-44	
			0140-281-48	

The City Police Headquarters was acquired to provide needed police facilities within the downtown core of the City. The estimated current value (the "ECV") of the City Police Headquarters is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The City Police Headquarters consists of two (2) parcels (APNs 0140-281-52, -54), totaling 4.55 acres. These parcels are located at 710 N. "D" Street and 767 N. "E" Street. The following table describes the City Police Headquarters' property improvements:

City Police Headquarters Property Improvements					
APN	*Address*	*Current (c) or Former (f) Use*	*Type of Structure / Improvement*	*Year Constructed*	*Square Footage*
0140-281-52	710 N. D Street	City Police Headquarters (c)	Masonry	1996	78,982
0148-281-54	767 N. D Street		Concrete	1950	17,424

The City Police Headquarters is zoned Commercial General (CG-1) and Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CG-1 zone is to provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office, and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state

government/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the City Police Headquarters is based on the property's current use as a government building. Due to the previously stated reason, the ECV of the City Police Headquarters is $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the City Police Headquarters.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
On May 24, 1994, gasoline contaminated soil was identified on the site of the future City Police Headquarters. On December 29, 1994, the contaminated soil was excavated and transported to an acceptable waste management facility. On October 25, 1995, the State Water Resources Control Board issued a "Closure/No further Action" letter.[2]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
The City Police Headquarters lies just outside a ½-mile radius from the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport.

The City's continued activities and improved quality of life are dependent on the provision and maintenance of high quality public services and facilities. The quality of our police facilities and services are important to our sense of community pride and to attract investment and development.

The transfer of the City Police Headquarters to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to maintain a facility that allows police staff, communications, and jail facilities to be consolidated into one location.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
The City Police Headquarters was constructed for, and is currently being used as, the City Police Headquarters.

[2] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=700+n+d+st+san+bernardino

Site No. 1: City Police Headquarters

I. ***Disposition of Property:***

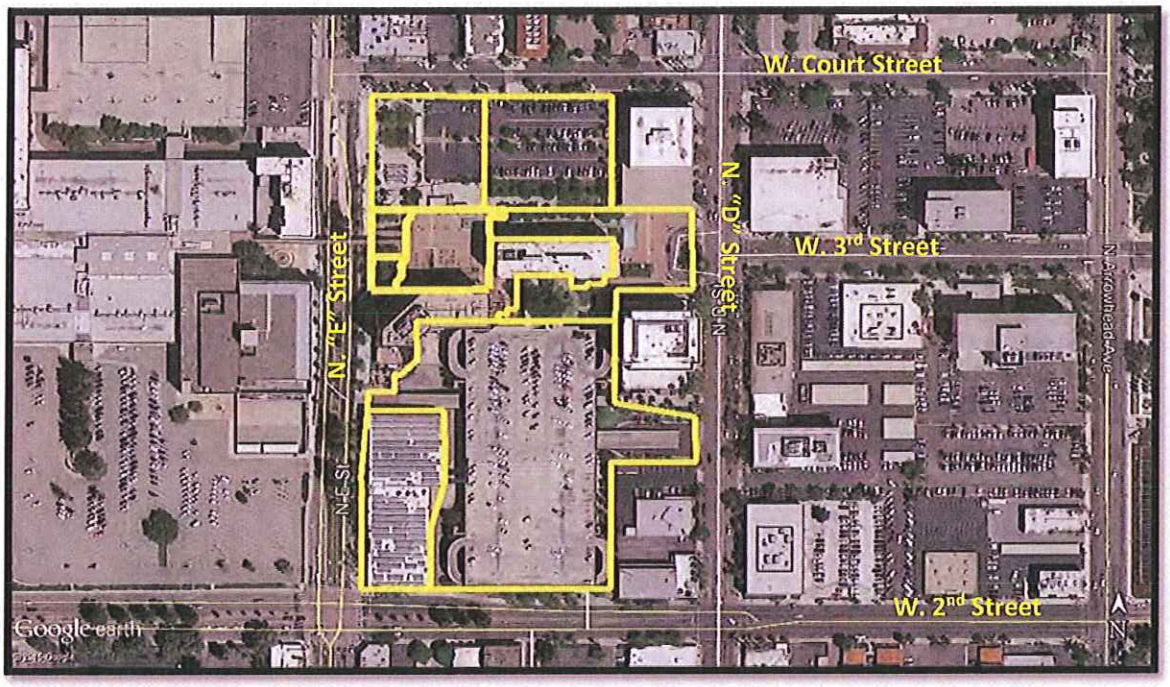
The City Police Headquarters is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the City Police Headquarters to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 2: City Administration Campus

Address:	*300 N. "D" Street*	*301 N. "E" Street*	*201 N. "E" Street*
APNs:	*0134-251-57*	*0134-251-60*	*0134-311-50*
	0134-251-58	*0134-311-40*	*0134-321-24*
	0134-251-59		
	0134-251-62		



Site No. 2: City Administration Campus

A. *Permissible Use (HSC § 34191.5 (c)(2)):*

Site No. 2 is the City Administration Campus, and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. *Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):*

Property records indicate that the City Administration Campus was acquired by the Agency in several separate transactions and carries a total Book Value of $12,523,550. The following table details the property records:

Acquisition Details of the City Administration Campus				
APN	*Acquisition Date*	*Book Value*	*Original APNs as Acquired by Agency*	*Historical Background*
0134-251-57	November 1991	$145,347	0134-251-57	Court Street Square
0134-251-59	June 1969	$144,500	0134-251-59	
0134-251-58	May 1970	$128,591	0134-251-58	City Hall Plaza
0134-251-60	October 2010	$2,573,498	0134-251-37	City Convention Center/ Exhibit Hall and Public Plaza
			0134-251-51	
0134-251-62		$15,725	0134-251-53	
0134-311-40	May 1970	$8,799	0134-311-40	
0134-311-50	November 1969	$6,007,090	0134-311-48	5-Story Civic Center Parking Structure was constructed by the Agency in 1971
			0134-321-25	
0134-321-24	December 1989	$3,500,000	0134-321-24	City Hall Annex

The City Administration Campus was acquired over time by the Agency, in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the City Administration Campus is $1.00.

C. *Site Information (HSC § 34191.5 (c)(1)(C)):*

The City Administration Campus consists of eight (8) parcels, totaling 8.72 acres located at 300 N. "D" Street, 201 N. "E" Street, and 301 N. "E" Street. The following table describes the City Administration Campus' property improvements:

City Administration Campus Property Improvements					
APN	*Address*	*Current (c) or Former (f) Use*	*Type of Structure / Improvement*	*Year Constructed*	*Square Footage*
0134-251-57	301 N. "D" Street	City Hall Parking Lot (c)	Asphalt/Landscaping	1970 Renovated-2007	47,045
0134-251-58		City Hall Public Plaza (c)	Concrete / Pavers / Landscaping		46,570
0134-251-59		Public City Hall Plaza / Parking Lot (c)	Asphalt / Landscaping / Mini-Amphitheater		41,382
0134-251-60	301 N. "E" Street	City Meeting Rooms (c) / City Convention Center/Exhibit Hall (f)	Heavy Steel	1990	22,700
0134-251-62		Public Plaza (c)	Landscaping / Pavers		5,522
0134-311-40					3,071

Site No. 2: City Administration Campus

City Administration Campus Property Improvements					
APN	*Address*	*Current (c) or Former (f) Use*	*Type of Structure / Improvement*	*Year Constructed*	*Square Footage*
0134-311-50	2nd Street	5-Story Parking Structure that serves City Hall, IRS, federal Parole offices, Omnitrans, Vanir tower; 1,545 parking spaces (c)	5-Story Concrete	1972	Approx. 537,000
0134-321-24	201 N. "E" Street	City Hall Annex; Big 5 Sporting Goods (c)	3-Story Masonry	1979	71,953

The City Administration Campus is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state government/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The Agency has determined that the ECV for the City Administration Campus is $1.00 based on: (i) the property's current uses as City administrative and department offices, City Hall parking areas, and public plazas; and (ii) the lack of revenues generated from the parking areas and public plazas, causing the maintenance of these areas to be borne by the Successor Agency, resulting in a negative cash flow scenario.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

The City Hall Annex building houses the Successor Agency, the City's Parks, Recreation and Community Services Department, the City's Housing Division, and a "Big 5 Sporting Goods" store. Big 5 is the only revenue generating Tenant and its Lease is described below.

On March 28, 1979, the Agency (the "Landlord") entered into a Lease with Big 5 Corporation (the "Tenant"), to lease a portion of the first floor of the City Hall Annex. The basic terms of the Lease are as follows: (i) the Tenant has the exclusive right to conduct a sporting goods business in the City Hall Annex Building; (ii) the Lease term: an initial 20 years with four (4) 5-year option periods having a potential end date of 2019; (iii) minimum annual rent of $40,000; (iv) Tenant shall pay to Agency 3% of gross sales; (v) Tenant responsibilities: (a) pay all utilities metered to premises; (b) pay all real property taxes, personal property taxes on its fixtures and equipment and insurance premiums and (c) keep interior of premises, including electrical and plumbing systems in good condition and repair; (vi) Landlord responsibilities: (a) repairs to roof, gutters, downspouts, structural walls, structural portions of the building, sidewalks and alleys adjacent thereto, the main line water, gas, wiring, public utility connections and main line sewers and (b) repairs to any structural defects and damage to the premises caused by the same.

Revenues are used to maintain Successor Agency-owned property.

Site No. 2: City Administration Campus

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[3, 4]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
The City Administration Campus lies within a ¼-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport.

The transfer of the City Administration Campus to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to:

- Maintain and expand the City's government/Public Office cluster uses;
- Maintain the ability of the City to preserve the City Administration Campus as a multi-use community focal point continuing to provide:
  - City administrative and City Department services/offices;
  - Meeting space for City Council closed sessions, budget hearings, and other special hearings; and
  - Parking for City employees and those who do business with the City.
- Enable the reuse of the existing convention center by the City; and
- Continue to improve and develop efficient circulation systems around the City Administration Campus.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
APN 0134-321-24
The City Hall Annex property was purchased by Thrifty Realty in 1979, and a commercial building was constructed that contained a Thrifty Drug Store, a cafeteria, and a sporting goods store. When Thrifty Drug Store went out of business in 1989, the City, then housing the Agency in City Hall, saw the opportunity for the Agency to purchase the property/building, not only for the Agency, but for other City Departments. In 1990, the Agency purchased the City Hall Annex for $3,500,000, to ease the overburdened City offices in City Hall. Currently, the Successor Agency, the City's Parks, Recreation and Community Services Department, and the City's Housing Division are located in the City Hall Annex. The City Hall Annex also contains 3,700 sf of vacant restaurant space and an 11,000 sf "Big 5 Sporting Goods" store.

[3] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=300+N+D+Street%2C+san+bernardino
[4] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=201+n+e+street+san+bernardino

Site No. 2: City Administration Campus

APN 0134-311-50
The 5-Story Civic Parking Structure was constructed by the Agency as part of its Central City Redevelopment Plan.

APN 0134-251-58
These improvements were constructed along with City Hall as a public plaza.

APNs 0134-251-57
0134-251-59
Court Street Square and the City Hall parking lots contain approximately 88,000 sf. This property has always been one of the City's most prominent sites. In 1874, the County Courthouse was erected at this location and replaced in 1893 by the former courthouse which was demolished in 1926.

In 1970, as part of the plan for the downtown area, this site was set aside for the proposed new San Bernardino Performing Arts Center, and seed funding was made available for this purpose. However, by the early 1990s, it became apparent that approximately $30 million would be required to fund a mid-range performing arts center, and funding could not be secured.

During the mid-1990s, Projects for Public Spaces ("PPS") from New York was hired to assess public facility opportunities within the downtown area. One of their recommendations was to create a "Court Street Square" on the site, a public gathering place which would assist in the efforts to revitalize the downtown area by attracting residents to the area with musical concerts and special events, thereby, encouraging them to filter into the other shopping and dining experiences in the downtown area, during and after the events.

For a number of years, the use of the Court Street Square on the Property proved to be a popular venue with its regular Friday night concerts, Annual Shakespeare Festival, International Music Festival, annual Easter egg drop and the Route 66 Rendezvous. Concession sales generated were sufficient to cover the cost of the entertainment provided. At that time, the downtown area was home to a fully operational regional mall with all 3 department stores functioning, as well as several signature restaurants.

Neither the restaurants nor the mall remain today in their prior forms, and attendance at events has declined significantly. What remains today is an urban pocket park and a City Hall parking lot, of which neither generate any revenues.

APNs 0134-251-60
0134-251-62
0134-311-40
The City Convention Center/Exhibit Hall and Public Plaza (the "Convention Center") were constructed in 1970, in conjunction with the construction of the new City Hall. The westerly portion of the City Hall Plaza was constructed as the roof of the Convention Center. In addition, the Convention Center and City Hall share a common wall in the vicinity of the southerly basement entrance to City Hall.

Site No. 2: City Administration Campus

In 1982, the Convention Center was operated on behalf of the Agency and City by English Enterprises, Inc. (the "Operator"). In 1985, the Operator filed for Chapter 11 Bankruptcy. The Council then ceased public use of the Convention Center, the City took control of the building's general maintenance, and the building was used for City business/meetings. As a result, City Council meetings were held in the Convention Center, and, in 1987, the City Convention Center was used to house the City's Department of Public Works. Since the mid-1990's, the Convention Center has been operated by the adjacent hotel, which has been sold several times and closed its doors in 2008. Since 2010, the Agency has used the Convention Center for storage and meeting space.

I. ***Disposition of Property:***

The City Administration Campus is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the City Administration Campus to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 3: 1350 S. "E" Street Local Agency Administration Building

Address:	*1350 S. "E" Street*
APNs:	*0141-252-04*
	0141-252-06

Site No. 3: 1350 S. "E" Street Local Agency Administration Building

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 3 is the 1350 S. "E" Street Local Agency Administration Building (the "1350 S. "E" Street Building"), and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a) as a local agency administrative building by the City.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the 1350 S. "E" Street Building was acquired by the Agency in August 2008, and has a book value of $2,506,800. The 1350 S. "E" Street Building was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the 1350 S. "E" Street Building is approximately $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The 1350 S. "E" Street Building consists of two (2) parcels (APNs 0141-252-04, -06), which on a combined basis totals 3.08 acres. The 1350 S. "E" Street Building contains one single-story 7,045 square foot administrative building and two single-story ancillary buildings (i.e., one consisting of 2,600 square feet that has been used for administrative purposes and the other consisting of 1,660 square feet that has been used for storage and workshop purposes). The property is zoned Commercial General (CG-1), in the City's General Plan. The purpose of the CG-1 zone is to provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office, and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the 1350 S. "E" Street Building is based on the property's use as a local government administrative office building. Due to the previously stated reason, the ECV of the 1350 S. "E" Street Building is $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the 1350 S. "E" Street Building.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[5]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for Transit Oriented Development, in conjunction with the 1350 S. "E" Street Building.

The transfer of the 1350 S. "E" Street Building for a city administration office building to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to (i) maintain City services as close to the downtown area as possible; and (ii) to continue to use existing Agency-owned former government used buildings whenever possible for government use.

[5] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1350+S+E+street+san+bernardi+o

Site No. 3: 1350 S. "E" Street Local Agency Administration Building

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

On February 15, 1960, the City purchased one parcel of land consisting of approximately 3.55 acres or 154,638 sf (identified as 1350 S. "E" Street - APN 0141-252-02) from the City of Riverside for water system-related purposes. On May 23, 1966, a 50-year lease with the San Bernardino Valley Municipal Water District ("SBVMWD") was approved. Per the terms of the lease, the SBVMWD was to construct an administration office building for the SBVMWD's use. During July of 1969, the SBVMWD also constructed a storage and workshop building. On December 19, 1994, the City sold approximately 133,200 sf of APN 0141-252-02, inclusive of all structures and appurtenances, to the SBVMWD for $190,000. This sale had the effect of creating APN 0141-252-04. The City retained the balance of the site for a sewer lift station. Thereafter, the City fenced off the lift station, leaving an excess of 2.25 feet on the west and 6 feet on the south of the property, or a total of 965 sf. In 1998, the SBVMWD purchased this excess property, which had the effect of creating APN 0141-252-06. The combination of APNs 0141-252-04 and -06 constitute the 1350 S. "E" Street Building.

Having outgrown their facilities at 1350 S. "E" Street, in 2008, the SBVMWD relocated their administration headquarters to 380 E. Vanderbilt Way, San Bernardino. During August of 2008, the SBVMWD sold the 1350 S. "E" Street Building to the Agency. Shortly after acquisition, the property was re-occupied and used by the City of San Bernardino's Department of Parks, Recreation and Community Services. Due to several severe physical plant failures and deficiencies (i.e., most notably, plumbing and HVAC system failures), with respect to the administration office building together with the Successor Agency's shortfall in funding for property maintenance, during 2013, it was necessary that the City's Parks Department vacate the property. Further, during the period of vacancy, the property has suffered from significant amounts of vandalism that, together with the previously deferred maintenance, have made the 1350 S. "E" Street Building uninhabitable. Most recently, the City's Water Department has committed to reoccupy the property and to fund the costs of repair and renovation, subject to the transfer of the property to the City.

I. ***Disposition of Property:***

The 1350 S. "E" Street Building is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a). In this instance, it will be utilized by a local agency for administrative functions.

J. ***Implementation of the Long-Range Property Management Plan:***

The transfer of the 1350 S. "E" Street Building to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 4: Shandin Hill Public Golf Park

Address:	*3380 Little Mountain Drive*
APNs:	*0148-011-30*
	0148-021-59
	0148-022-06

Site No. 4: Shandin Hill Public Golf Park

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 4 is the Shandin Hills Public Golf Park (the "Public Golf Park"), and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Public Golf Park was acquired by the Agency in several separate transactions and carries a total Book Value of $4,566,073. The following table details the property records:

Acquisition Details of the Public Golf Park			
APN	*Acquisition Date*	*Book Value*	*Additional/Historical Acquisition Information*
0148-021-59	April 1974	$27,000	---
0148-011-30	May 1982	$4,437,973	Donated
0148-022-06	January 1974	$101,000	---

The Public Golf Park was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight through the assembly of land for a public golf course. The estimate current value (the "ECV") of the Public Golf Park property is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Public Golf Park property consists of three (3) parcels (APNs 0148-011-30; 0148-021-59; 0148-022-06) totaling 112.18 acres and is located at 3380 Little Mountain Drive. The Public Golf Park was constructed between 1980 and 1986. The 18-hole golf course contains an 18,409 sf clubhouse. The Public Golf Park is zoned Public/Commercial Recreational (PCR) in the City's General Plan. The purpose of this zone is to provide for the continuation of existing and development of new public and private commercial recreation facilities, which ensure their compatibility with adjacent land uses. The PCR zone designates land uses for (i) baseball stadiums, arenas, exhibition, convention, and sporting facilities; (ii) entertainment, hotels, restaurants, and specialty commercial and farmers markets; (iii) open space; (iv) public and private golf courses; and (v) other such uses that the City may find to be similar with those uses listed above.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Public Golf Park is $1.00 based on the property's 35 years of use as a as a public recreational golf course.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
In 1978, the Agency entered into a Lease and Operating Agreement (the "First Lease"), later recorded on May 8, 1980, as Instrument No. 80-109858, with All American City Public Golf, Inc. (the "Former Operator"), relative to the Golf Park. The Former Operator took possession of, and accepted the Golf Park "as is" in 1981, and maintained the Golf Park, but did not open it for public play. The Former Operator defaulted under the First Lease, and a notice of default was recorded on November 28, 1984, as Instrument No. 84-284506. The default was not cured, and the rights of the Former Operator, under the First Lease, were terminated. On January 1, 1985, the Agency (the

"Landlord") entered into a Lease (the "Second Lease") with Shandin Hills Golf Club, a California corporation, (the "Tenant") for the operation and maintenance of the Golf Park.

The basic terms of the Second Lease are as follows: (i) the lease term is for 52 years; expiring in 2037; (ii) the property can only be used for the operation of a public golf course, driving range, automobile parking facility associated with the golf course and related facilities, a food and beverage facility, a golf pro shop and any other uses, reasonably, related or pertaining to golfing activities; any other uses must have consent of the Agency; (iii) minimum annual rent of $200,000 will be paid until 2037; (iv) percentage of rent is based on 20% of green fees, 20% of rental of motorized carts, 20% of rental of hand carts, 5% of Pro Shop merchandise sales, 20% of driving range fees and 5% of banquet, food, beverages and other items not covered in the Second Lease; (v) Tenant shall pay to Agency as "Additional Rent" all taxes and assessments levied; (vi) Tenant responsibilities: (a) pay all taxes, utilities, refuse; (b) maintain all landscaped areas; (c) maintain public parking lot, club house, and other improvements, at no cost to the Agency; (d) operate golf course and maintain inventory, equipment and fixtures at specified levels; (e) maintain golf course during lease term to a standard equal to the Arrowhead Country Club in San Bernardino; (f) maintain drainage easement; and (g) at no cost to Agency, perform all necessary maintenance; and (vii) Landlord responsibilities: (a) Agency shall cause water to be delivered to most northerly boundary of the demised premises at a constant flow of 1,600 gallons per minute at a minimum pressure of 110 lbs and, as an alternative, the Agency has the option to provide pumping facilities on the site; and (b) in the event that the Agency provides pumping facilities as the alternative method of supplying water to the premises, the Agency shall be responsible for maintaining those facilities. From 1985 to 1990, there have been seven (7) amendments to the Lease.

On August 25, 2014, the Second Lease was assigned to CF Shandin Hills ARCIS LLC.

Annual revenues received from the Public Golf Park amount to $200,000 plus additional rent based on a percentage of gross revenues. Annual revenues for 2015 are estimated to be $290.000.

Revenues are used to maintain Successor Agency-owned property.

F. ***<u>History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F))</u>:***
While there is no known history of environmental contamination[6] in conjunction with the Public Golf Park, the Public Golf Park lies within the Newmark Superfund's Source Operable Unit boundary.[7]

G. ***<u>Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G))</u>:***
There is no potential for a TOD in conjunction with the Public Golf Park.

The transfer of the Public Golf Park to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to: (i) abide by the property's deed restriction that the property be used in perpetuity for a public regulation 18-hole golf course; (ii) assure the Golf Park

[6] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=3380+Little+Mountain+Drive
[7] http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/3dc283e6c5d6056f8825742600741 7a2/93d83ae78cb846a288257d2a007b953b/$FILE/10619955.pdf/Newmark%207_14.pdf

it is properly operated and maintained; and (iii) and that the Public Golf Park remains an attractive entrance to the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of development proposals and activity in conjunction with the Public Golf Park.

I. ***Disposition of Property:***
The Public Golf Park property is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a), and subject to the recorded deed's restriction, as noted above.

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Public Golf Park to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 5: Portion of Seccombe Lake Park

Address:	*567 N. Sierra Way*
APN:	*0135-061-19*

Site No. 5: Portion of Seccombe Lake Park

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 5 is a Portion of Seccombe Lake Park, (the "Park Property") and is proposed to be transferred for government use, pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Park Property records indicate that the Park Property was acquired by the Agency in March 2005, and carries a Book Value of $604,756. The Park Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Park Property is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Park Property consists of one (1) 0.96-acre parcel (APN 0135-061-19) located at 567 N. Sierra Way and zoned Public Park (PP) in the City's General Plan. The purpose of the PP zone is to provide for the continuation and enhancement of existing public parks and open space and development of new parks and recreation facilities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Park Property is $1.00 and is based on the Park Property's current use as a portion of the regional Seccombe Lake Park.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from the Park Property.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[8]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the Park Property.

The transfer of the Park Property to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to (i) preclude the Park Property from coming under the ownership of someone or entity whose plans for the Park Property might be inconsistent with the City's overall plans for Seccombe Lake Park; and (ii) provide the residents of the City with a safe and recreational friendly park in the Downtown area.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
The Park Property was previously owned and occupied by the Young Woman's Christian Association (the "YWCA"). During the time of ownership by the YWCA, the Park Property contained a 24,020 sf multi-purpose building with an Olympic sized indoor swimming pool. With the acquisition of the Park Property by the Agency, the YWCA was able to lease-back only that portion of the building that they could use to maintain their programs. In 2007, all programs at the YWCA ceased, and the Park Property was vacated. After the YMCA vacated the Park Property,

[8] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=567+N+sierra+Way+San+Bernardino

several acts of vandalism and 2 fires occurred, damaging a significant portion of the pool building. In 2007, the building was demolished due to the significant blight created and the Park Property has remained vacant.

I. ***Disposition of Property:***

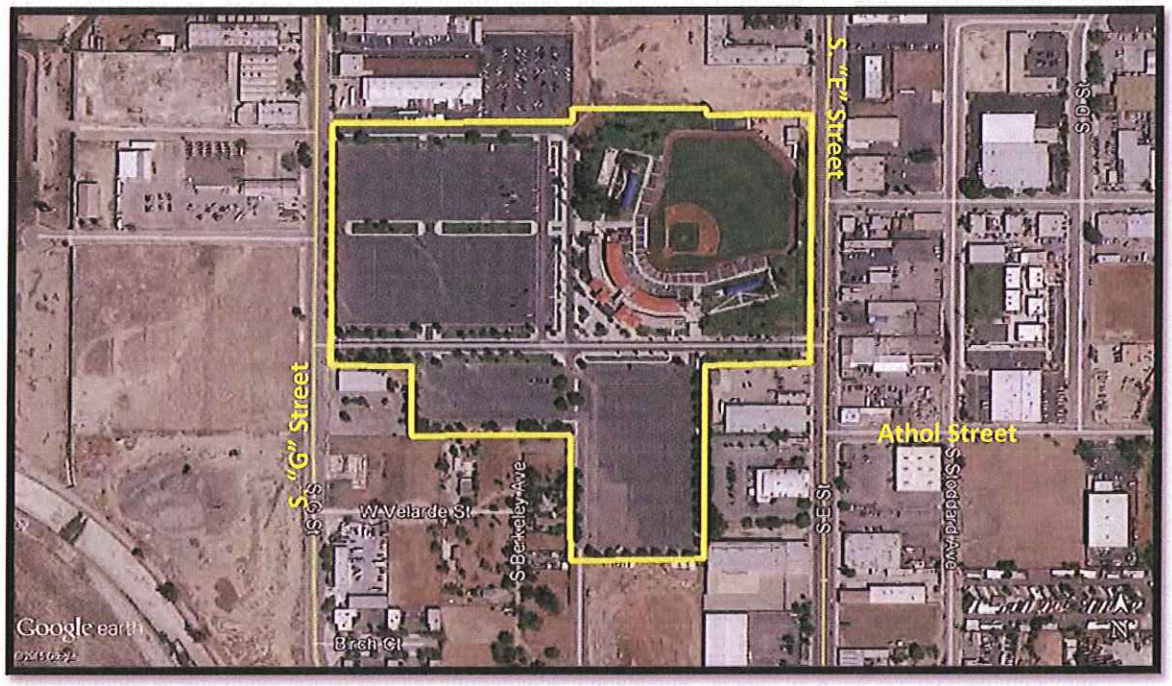
The Park Property is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Park Property to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 6: Baseball Stadium Park

Address:	*280 S. "E" Street*
APN:	*0136-111-23*



Site No. 6: Baseball Stadium Park

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 6 is the Baseball Stadium Park (the "Baseball Park") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Baseball Park was acquired by the Agency in several separate transactions and carries a total Book Value of $18,071,278. The following table details the property records:

Acquisition Details of the Baseball Park				
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***	***Historical Background***
0136-111-23	March 1990	$300,000	0136-101-09	March 2005, Certificate of Compliance, Document No. 2005-0502595, was recorded in the County of San Bernardino, creating APN 0136-111-23
			0136-101-19	
	December 1991	$1,276,487	0136-101-24	
			0136-101-27	
	December 1993	$299,019	0136-111-04	
			0136-111-05	
	July 1987	$1,200,000	0136-111-17	
			0136-111-21	
	October 1995	$14,995,772	0136-111-22	

The Baseball Park was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Baseball Park is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Baseball Park consists of one (1) 27.20-acre parcel (APN 0136-111-23) located at 280 S. "E" Street. The Baseball Park contains a 1,184,832 sf baseball stadium and an adjacent parking lot that were constructed in 1997. The Baseball Park is zoned Central City South (CCS-1) in the City's General Plan. The purpose of the CCS-1 zone is to permit general retail, professional office, and medical types of uses.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The Agency has determined that the ECV for the Baseball Park is $1.00 and based on (i) the property's use in the past 18 years as a public recreational facility that hosts, and has hosted, Agency, City, County, and Baseball game events, all for the benefit of the surrounding community; and (ii) the lack of revenues received causing the maintenance of the Baseball Park to be borne by the Successor Agency, resulting in a negative cash flow scenario.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

On June 28, 1996, the San Bernardino Stampede, Inc. (the "Team") entered into a Lease with San Bernardino to lease the then newly constructed Baseball Park. The original term of the Lease was to December 31, 2006, with 2 5-year options, terminating on December 31, 2016. The Team is responsible for routine maintenance of the playing field and dugouts at the Baseball Park. San

Site No. 6: Baseball Stadium Park

Bernardino is responsible for all capital related maintenance and improvements to the Baseball Park including but not limited to plumbing, heating, air conditional, electrical, and lighting. The lease includes both a base and performance based rental structure that may be offset to the extent that San Bernardino is unable to meet its maintenance obligations for the Baseball Park. Due to the lack of available revenues, San Bernardino has not been able to fully fund its obligations and as a result the Team has offset its rental payment obligations resulting in no rental receipts for several years, include some prior to redevelopment dissolution.

Therefore, no revenues are received by the Successor Agency with respect to the Baseball Park.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
The majority of the Baseball Park property was purchased from the Southern Pacific Railroad. Due to the Railroad's years of operations on the property, an environmental investigation was completed prior to the Agency acquiring the property. Unfortunately, Agency staff cannot located those environmental records.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
The Baseball Park lies within a ¼-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport.

The transfer of the Baseball Park to the City of San Bernardino advances the planning objectives of the City and the Successor Agency in order to (i) maintain the presence of the Minor League Baseball team; (ii) continue to create employment opportunities; (iii) assist in the elimination of blight; and (iv) increase the value of adjacent properties.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
The Baseball Park property was acquired over a ten-year period of time. The majority of the properties acquired for the Baseball Park belonged to the Southern Pacific Railroad. The other properties contained businesses that were re-located, and former structures demolished.

I. ***Disposition of Property:***
The Baseball Park is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

Site No. 6: Baseball Stadium Park

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Baseball Park to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 7: California National Guard Armory

Address:	*266 E. 3rd Street*
APN:	*0135-191-13*

Site No. 7: California National Guard Armory

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 7 is the California National Guard Armory (the "Armory") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Armory Site was acquired by the Agency in June 2010 and carries a total Book Value of $250,000. The Armory was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Armory Site is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Armory consists of one (1) 2.36-acre parcel (APN 0135-191-13) and is located at 266 E. 3rd Street. The Armory contains one 2-story 15,000 sf concrete building. The Armory is zoned Commercial General (CG-1) in the City's General Plan. The purpose of the CG-1 zone is to provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office, and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Armory is $1.00 and is based on the property's (i) long-term Lease with the State of California Department of General Services (the "DGS"), which expires in 2061; and (ii) the Armory's future use as a Pocket Park/Community Center to serve the residential developments located west and south of the Armory.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
The Armory generates annual revenues of $1.00 from the Lease with the DGS. The Lease is dated May 1, 1962, with an effective date of May 1, 1962 and expires on April 30, 2061. Upon termination, the Agency, through mutual agreement, may retain the building(s). The Lease also states that the Agency, at its option, may require the site be returned to its original condition, including demolition and cleanup of the site. There is no contractual agreement for the use of revenues generated.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[9]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the Armory.

The transfer of the Armory to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to continue to comply with the existing long-term Lease.

[9] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=3rd+street+and+waterman+avenue+san+bernardino

Site No. 7: California National Guard Armory

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
The Armory was leased to the State of California for operating a State National Guard and Armory facility. The Lease amounts to $1.00 per year and is for the land only. The Stated constructed a 15,000 sf building on the site for its operations.

I. ***Disposition of Property:***
The Armory is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Armory to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 8: U.S. Army Reserve Property

Address:	*296 E. 3rd Street*
APN:	*0135-191-14*

Site No. 8: U.S. Army Reserve Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 8 is the U.S. Army Reserve Property (the "U.S. Army Reserve Property) and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the U.S. Army Reserve Property was acquired by the Agency in June 2010 and carries a total Book Value of $250,000. The U.S. Army Reserve Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the U.S. Army Reserve Property is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The U.S. Army Reserve Property consists of one (1) 2.57-acre parcel (APN 0135-191-14) and is located at 296 E. 3rd Street. The U.S. Army Reserve Property contains two vacant 2-story concrete buildings totaling 12,330 sf and two vacant 1-story concrete buildings totaling 4,800 sf. The U.S. Army Reserve Property is zoned Commercial General (CG-1) in the City's General Plan. The purpose of the CG-1 zone is to provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office, and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs.

Although the U.S. Army Reserve Property is currently unoccupied, the U.S. Army Reserve retains the ability to re-occupy the property at any time during the lease, which runs through 2052.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the U.S. Army Reserve Property is $1.00 and is based on (i) the property's long-term Lease with the United States of America, which expires in 2052; and (ii) the U.S. Army Reserve Property's future use as a Pocket Park/Community Center to serve the residential developments located west and south of the Property.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
The U.S. Army Reserve Property generates annual site revenues of $1.00 from the Lease with the United States of America. The Lease is dated May 9, 1952, with an effective date of May 15, 1962 and expires on May 14, 2052. Upon termination, the Agency, through mutual agreement, may retain the buildings. The Lease also states that the Agency, at its option, may require the site be returned to its original condition, including demolition and cleanup of the site. As an alternative, the Army may make payments to the Agency in lieu of restoring the property. There is no contractual agreement for the use of revenue generated.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[10]

[10] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=3rd+street+and+waterman+avenue+san+bernardino

Site No. 8: U.S. Army Reserve Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the U.S. Army Reserve Property.

The transfer of the U.S. Army Reserve Property to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to continue to comply with the existing lease.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
The U.S. Army Reserve Property was leased to the United States of America as an operational Army Reserve facility. The Lease amounts to $1.00 per year and is for the land only. The Army constructed several buildings on the site for its operations, consisting of approximately 17,000 sf.

I. ***Disposition of Property:***
The U.S. Army Reserve Property is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the U.S. Army Reserve Property to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 9: Street Right-of-Way #1

Address:	*N. Stoddard Avenue*
APN:	*0134-141-36*

Site No. 9: Street Right-of-Way #1

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 9 is Street Right-of-Way #1 and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that Street Right-of-Way #1 was acquired by the Agency in March 1996, and carries a Book Value of $0.00. The following table details the property records:

Acquisition Details of Street Right-of-Way #1				
APN	*Acquisition Date*	*Book Value*	*Original APNs as Acquired by Agency*	*Historical Background*
0134-141-36	March 1996	$0.00	0134-141-27	Acquired in conjunction with the planning, development, and construction of the Caltrans District 8 complex project.

The Agency acquired Street Right-of-Way #1 as part of a larger land acquisition in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for the future development of the Caltrans District 8 complex. The estimated current value (the "ECV") of the Street Right-of-Way #1 is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
Street Right-of-Way #1 consists of one (1) 0.001-acre parcel (APN 0134-141-36) located on N. Stoddard Avenue, approximately 450 feet north of 4th Street. Although Street Right-of-Way #1 is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan, it will be dedicated to the City for street right-of-way.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for Street Right-of-Way #1 is $1.00 and is based on the property's current use as street right-of-way.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from Street Right-of-Way #1.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[11]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Street Right-of-Way #1.

The transfer of Street Right-of-Way #1 to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to allow the Agency to dedicate this remnant of land to the City for street right-of-way purposes.

[11] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=n+stoddard+ave+and+4th+st+san+bernardino#

Site No. 9: Street Right-of-Way #1

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

In the original acquisition of APN 0134-141-27, a portion was to be quitclaimed by the Agency to the City of San Bernardino for right-of-way purposes in conjunction with the construction of the Caltrans District 8 complex. During the acquisition and transition of the properties between the Agency and Caltrans, Street Right-of-Way #1 inadvertently remained in the name of the Agency and was issued the APN 0134-141-36 as a parcel in fee.

I. ***Disposition of Property:***

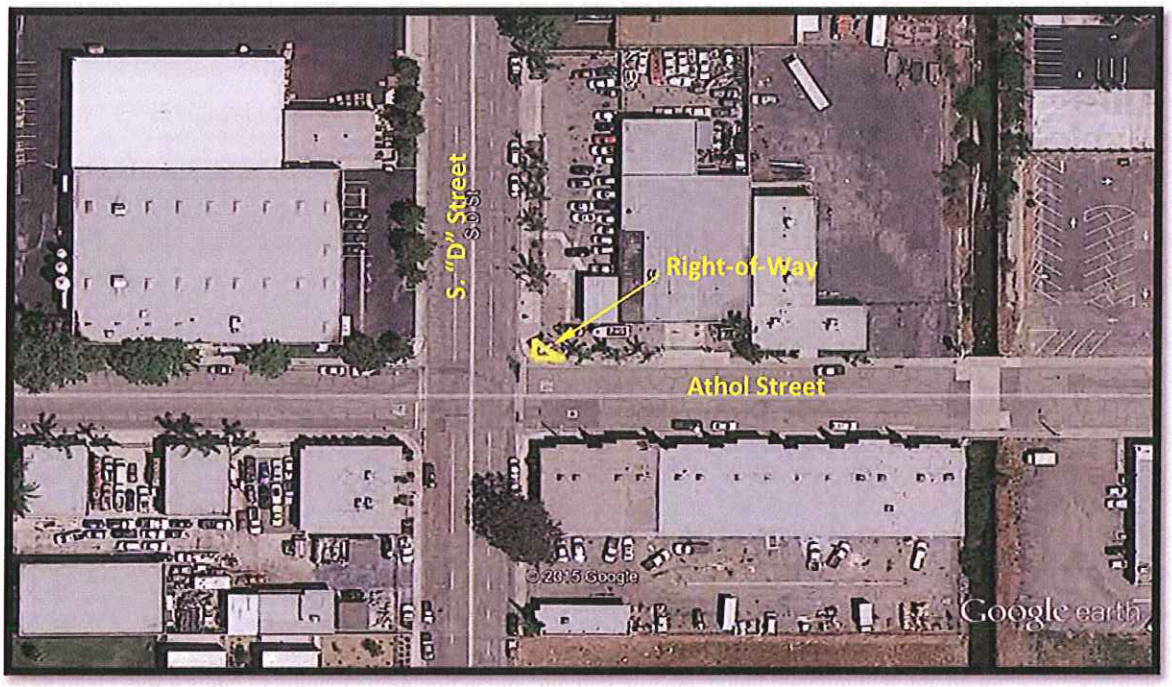
The Street Right-of-Way #1 is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Street Right-of-Way #1 to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 10: Street Right-of-Way #2

Address:	*NEC Athol Street / S. "D" Street*
APN:	*0136-122-69*



Site No. 10: Street Right-of-Way #2

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 10 is Street Right-of-Way #2 and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that Street Right-of-Way #2 was acquired by the Agency in February 1973, and carries a Book Value of $0.00. Street Right-of-Way #2 was supposed to be acquired by the Agency as dedicated right-of-way, but instead was acquired as a fee parcel. The estimated current value (the "ECV") of Street Right-of-Way #2 is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
Street Right-of-Way #2 consists of one (1) 0.001-acre parcel (APN 0136-122-69) and is located at the northeast corner of Athol Street and S. "D" Street. Although Street Right-of-Way #2 is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan, it will be dedicated to the City for street road right-of-way.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for Street Right-of-Way #2 is $1.00 and is based on the property's current use as street right-of-way.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from Street Right-of-Way #2.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[12]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Street Right-of-Way #2.

The transfer of Street Right-of-Way #2 to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to allow the Agency to dedicate this remnant of land to the City for street right-of-way purposes.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of development proposals and activities in conjunction with Street Right-of-Way #2.

I. ***Disposition of Property:***
Street Right-of Way #2 is proposed to be transferred to the City of San Bernardino at no costfor governmental use pursuant to HSC § 34181 (a).

[12] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=athol+street+and+s+d+street+san+bernardino

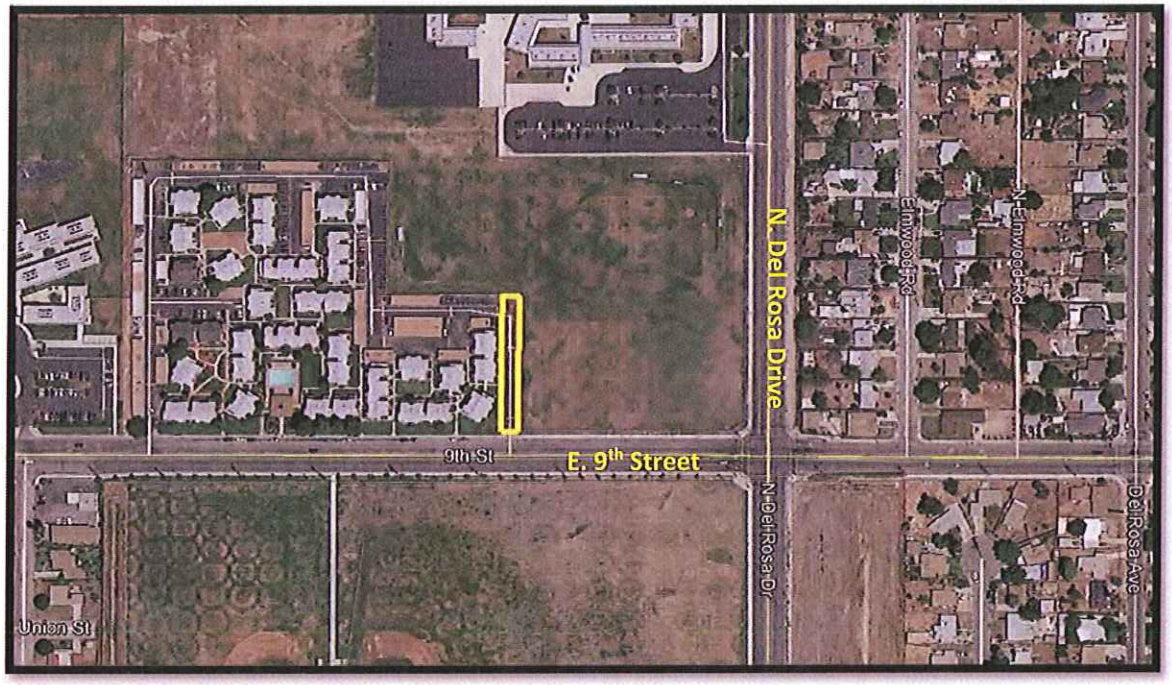
Site No. 10: Street Right-of-Way #2

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Street Right-of-Way #2 to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 11: Street Right-of-Way #3

Address:	*E. 9th Street*
APN:	*0278-063-21*



Site No. 11: Street Right-of-Way #3

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 11 is Street Right-of-Way #3 and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that Street Right-of-Way #3 was acquired by the Agency in November 1984 and currently carries a Book Value of $0.00. Street Right-of-Way #3 was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of Street Right-of-Way #3 is $1.00.

Acquisition Details of Street Right-of-Way #3				
APN	*Acquisition Date*	*Book Value*	*Original APNs as Acquired by Agency*	*Historical Background*
0278-063-21	November 1984	$0.00	0278-061-67	March 1987, APN 0278-061-67 split into APNs 0278-061-74, -75; 2004 Agency sold APN 0278-061-74; 2004 AP Book 0278 was renumbered creating APN 0278-063-21

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
Street Right-of-Way #3 consists of one (1) 0.19-acre parcel (APN 0278-063-21) located on E. 9th Street, approximately 500 feet west of N. Del Rosa Drive. Street Right-of-Way #3 is zoned Residential Medium (RM). The RM designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for Street Right-of-Way #3 is $1.00 and is based on the property's current use as a road.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***
There are no site revenues generated from Street Right-of-Way #3.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[13]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Street Right-of-Way #3 property.

The transfer of Street Right-of-Way #3 to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to allow the City to ultimately grant this road to the appropriate end-user for continued property management and maintenance.

[13] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=9th+st+and+del+rosa+dr+san+bernardino

Site No. 11: Street Right-of-Way #3

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

In 1985-86, the housing development adjacent to the west of Street Right-of-Way #3 was constructed. As the aerial photograph confirms, the developer improved Street Right-of-Way #3 as an access drive to the residential project. It appears that the parties intended the property to be a portion of the project site. However, since the City did not vacate the right-of-way, the Agency inadvertently retained ownership of Street Right-of-Way #3. Transferring the property to the City will enable the City to complete its street vacation procedure.

I. ***Disposition of Property:***

Street Right-of-Way #3 is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of Street Right-of-Way #3 to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 12: Foothill Drive Water Well Site Property

Address:	*Foothill Drive*
APNs:	*0155-381-11*
	0155-381-45

Site No. 12: Foothill Drive Water Well Site Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 12 is the Foothill Drive Flood Water Well Site Property (the "Foothill Drive Property") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Foothill Drive Property was acquired by the Agency in several separate transactions and carries a total Book Value of $330,919. The following table details the property records:

Acquisition Details of Foothill Drive Property			
APN	*Acquisition Date*	*Book Value*	*Additional/Historical Acquisition Information*
0155-381-11	September 1991	$23,480	---
0155-381-45	April 1992	$307,439	---

The Foothill Drive Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight through the assembly of land. The estimate current value (the "ECV") of the Foothill Drive Property is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Foothill Drive Property consists of two (2) parcels (APN 0155-381-11, -45) totaling 8.63 acres located on Foothill Drive, approximately 325 feet northwest of Manzanita Drive. The Foothill Drive Property is zoned Residential Low (RL) in the City's General Plan. The RL designation is intended to promote the development of low-density, large lot, single-family detached residential units with a minimum average lot size of 10,800 square feet. The RL zone allows a maximum density of 3.1 units per net acre. The RL zone will also accommodate the development of water production, treatment, storage and distribution facilities as well as storm water detention, retention and channeling facilities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The Agency has determined that the ECV for the Foothill Drive Property is based on the following issues: (i) its current use for flood control; (ii) its location within a 100-year flood plain; (iii) its location within an Alquist-Priolo Special Study Zone that identifies two fault traces of the San Andreas Fault; (iv) its location within the Biological Resources Management District; (v) its location within Zone B of the Foothill Communities Protective "Greenbelt" Plan, which is an area of high fire hazard; and (vi) the need to site future City water wells on the Property.

Due to the previously stated reasons, the ECV of the Foothill Drive Property is $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E):***

There are no site revenues generated from the Foothill Drive Property.

Site No. 12: Foothill Drive Water Well Site Property

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[14]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with the Foothill Drive Property.

The transfer of the Foothill Drive Property to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to:

- Foster the use of the Property for future flood control and City water well sites;
- Provide water supply, transmission, distribution, storage, and treatment facilities to meet present and future water demands in a timely and cost effective manner;
- Provide for the construction of upgraded and expanded water supply, transmission, distribution, storage, and treatment facilities to support existing and new development;
- Maintain and replace existing water supply, transmission, distribution, storage systems, and treatment facilities as necessary;
- Monitor the demands on the water system and, as necessary, manage development to mitigate impacts and/or facilitate improvements; and
- Evaluate the Water System Master Plan, as necessary, to accurately determine which water facilities will be needed to serve present and future growth in the City.

The Foothill Drive New Water Well Site Property is strategically located with respect to the effective and efficient operation of water production, treatment, storage and distribution facilities as well as storm water detention, retention and channeling facilities to serve the residents of the City. The City is anticipated to prepare a Water and Storm Water Improvement Plan for the property at its expense.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
Since 1992, there has been no history of development proposals or activities in conjunction with the Foothill Drive Property due to flood control, water issues, and other hazardous concerns inherent to the development of the Property.

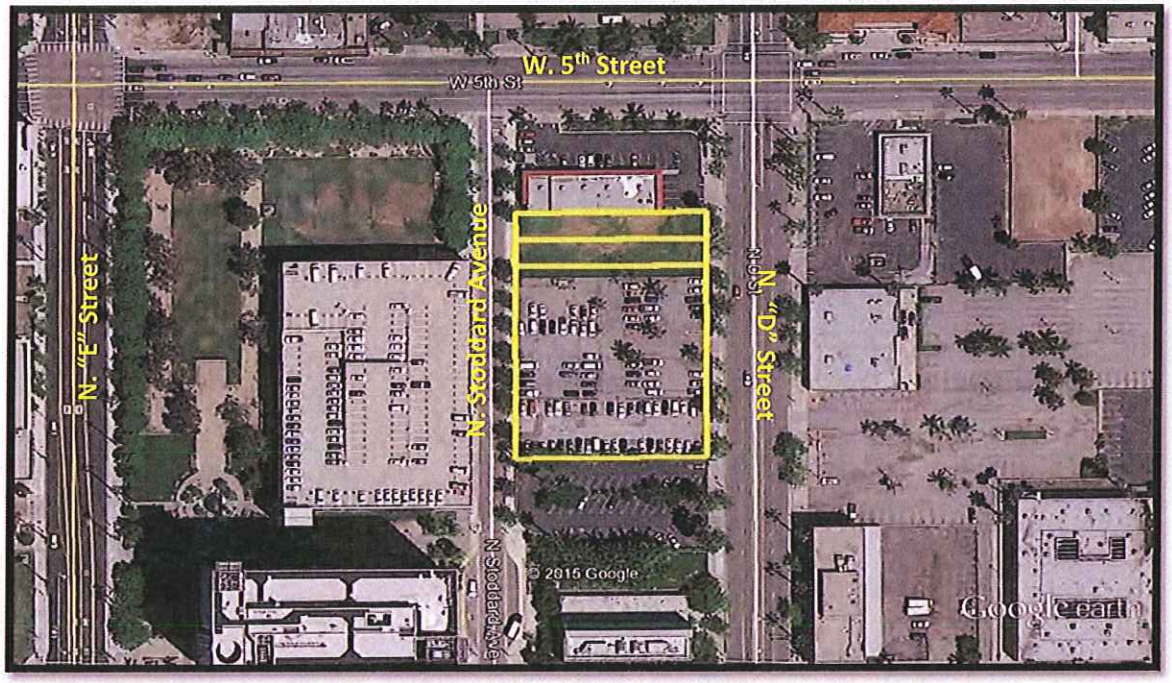
I. ***Disposition of Property:***
The Foothill Drive Property is proposed to be transferred to the City of San Bernardino of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Foothill Drive Property to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[14] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=foothill+dr+and+manzanita+san+bernardino

Site No. 13: N. "D" Street Parking Lot

Address:	*480 N. "D" Street*	*478 N. "D" Street*	*N. "D" Street*
APN:	*0134-141-28*	*0134-141-29*	*0134-141-34*



Site No. 13: N. "D" Street Parking Lot

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 13 is the N. "D" Parking Lot (the "Parking Lot") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Parking Lot was acquired by the Agency on November 21, 1996, and carries a total Book Value of $297,180. The following table details the property records:

Acquisition Details of the Parking Lot				
APN	*Acquisition Date*	*Book Value*	*Original APNs as Acquired by Agency*	*Historical Background*
0134-141-28	November 1996	$87,180	0134-141-28	Parcels were assembled for the development and construction of the Caltrans District 8 complex
0134-141-29			0134-141-29	
0134-141-34	January 1996	$60,000	0134-141-18	
		$150,000	0134-141-19	

The Agency acquired the Parking Lot as part of a larger land acquisition in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for the future development of the Caltrans District 8 complex. The estimated current value (the "ECV") of the Parking Lot is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Parking Lot consists of three (3) parcels (APNs 0134-141-28, -29, -34) totaling 1.47 acres located at 480 and 478 N. "D" Street. The Parking Lot is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Parking Lot is $1.00. No fees are charged for the use of the Parking Lot and therefore, the maintenance of the Parking Lot is borne by the Successor Agency causing a negative cash flow scenario. Since the Parking Lot is used by Caltrans employees and patrons, local businesses, and has a negative cash flow, the Parking Lot's ECV is determined to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Parking Lot.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[15]

[15] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=5th+and+d+st+san+bernardino

Site No. 13: N. "D" Street Parking Lot

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

The Parking Lot is located within a ½-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport.

The transfer of the Parking Lot to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to (i) continue to achieve and maintain a balance between parking supply and demand; (ii) develop a comprehensive parking district; and (iii) continue to serve the public and surrounding businesses.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

The Parking Lot is used by Caltrans employees and patrons for overflow parking needs. It was constructed in the 1990's, along with the Caltrans District 8 complex located at 464 W. 4th Street. There is no other history of previous development proposals or activities in conjunction with the Parking Lot.

I. ***Disposition of Property:***

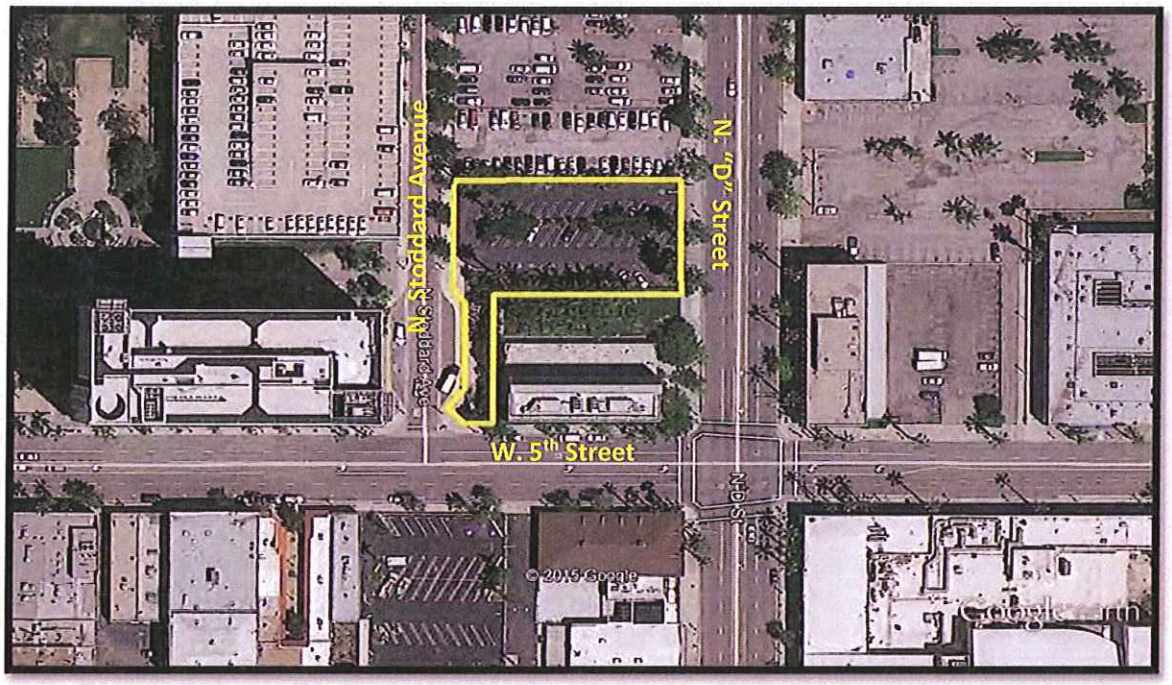
The Parking Lot is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Parking Lot to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 14: San Bernardino County Law Library Parking Lot

Address:	*402 N. "D" Street*
APN:	*0134-151-31*



Site No. 14: San Bernardino County Law Library Parking Lot

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 14 is the San Bernardino County Law Library Parking Lot (the "Law Library Parking Lot") and is proposed and is proposed to be transferred for government use, pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Law Library Parking Lot was acquired by the Agency in January 1996 and carries a Book Value of $0.00. The following table details the property records:

Acquisition Details of the Law Library Parking Lot				
APN	*Acquisition Date*	*Book Value*	*Original APNs as Acquired by Agency*	*Historical Background*
0134-151-31	January 1996	$0	0134-151-21 0134-151-25	With the 1996 recordation of Parcel Map 14718, APN 0134-151-31 was created.

The Agency acquired the Law Library Parking Lot as part of a larger land acquisition in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for the future development of the Caltrans District 8 complex. The estimated current value (the "ECV") of the Law Library Parking Lot is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Law Library Parking Lot consists of one (1) 0.54-acre parcel (APN 0134-151-31) located at 402 N. D Street. The Law Library Parking Lot is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state government/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The Agency has determined that the ECV for the Law Library Parking Lot is $1.00 and is based on the use of the property as determined in that certain Easement Agreement (the "1995-Agreement") between the Agency (the "Grantor") and the San Bernardino County Law Library Board of Trustees (the "Grantee"), as recorded June 14, 1995, Document No. 19950205100, in the County of San Bernardino, along with that certain Supplemental Easement Agreement (the "1996-Agreement") between the Agency (the "Grantor") and the San Bernardino County Law Library Board of Trustees (the "Grantee"), as recorded January 3, 1996, Document No. 19960001193, in the County of San Bernardino. Pursuant to the terms of the 1995-Agreement, which specific terms as noted below in Section 5 and 6 of the 1995-Agreement, which also carryover to the 1996-Agreement as Sections 7 and 8:

> "5. The easement granted in this Agreement shall extend until Grantor provides Grantee an easement to the property within the City of San Bernardino, County of San Bernardino, California, for the purposes of

parking which substitute easement must be approved by Grantee, in writing, which approval shall not be unreasonable withheld.

6. This Agreement, including any interest in this Agreement, shall not be assigned without the prior written consent of the other party but may be conveyed if the Law Library building is conveyed."

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Law Library Parking Lot.

F. ***History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[16]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
The Law Library Parking Lot is located within a ½-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport.

The transfer of the Law Library Parking Lot to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to (i) continue compliance with the 1995-Agreement and 1996-Agreement; (ii) develop a comprehensive parking district; (iii) retain the San Bernardino County Law Library in the Downtown; and (iv) continue to achieve and maintain a balance between parking supply and demand.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
In 1995, Agency staff was assisting the San Bernardino County Law Library Board of Trustees (the "Law Library") to locate a suitable replacement in the downtown for the expanding needs of the Law Library. As a result of the land assembly for the Caltrans District 8 complex, the Agency acquired APNs 0134-151-21, -22, and -25, with APN 0134-151-22 being the former Security Pacific Bank Building. The former Security Pacific Bank Building was selected as the best alternative for the Law Library's expansion needs. The Agency sold the former Security Pacific Bank Building to the Law Library with a stipulation that the Agency would provide parking for the Law Library, and replacement parking if the planning and development of the Caltrans District 8 complex disrupted the Law Library's parking arrangements with the Agency. As a result the 1995-Agreement was recorded. As the planning and development of the Caltrans District 8 complex was underway, some of the Law Library's parking would be taken as road right-of-way, thereby necessitating the 1996-Agreement for replacement parking.

[16] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=402+n+d+street+san+bernardino

Site No. 14: San Bernardino County Law Library Parking Lot

I. ***Disposition of Property:***

The Law Library Parking Lot is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Law Library Parking Lot to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 15: N. "F" Street Parking Lot

Address:	*450 N. "F" Street*
APNs:	*0134-101-09*
	0134-101-10

Site No. 15: N. "F" Street Parking Lot

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 15 is the N. "F" Parking Lot (the "Parking Lot") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Parking Lot was acquired by the Agency in December 2003, and carries a total Book Value of $150,000.

The Parking Lot was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Parking Lot is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Parking Lot consists of two (2) parcels (APNs 0134-101-09, -10) totaling 0.52 acres located at 450 N. "F" Street. The Parking Lot is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Parking Lot is $1.00. No fees are charged for the use of the Parking Lot and therefore, the maintenance of the Parking Lot is borne by the Successor Agency, causing a negative cash flow scenario. Since the Parking Lot is used without charge by local businesses and Theater Square patrons, and has a negative cash flow, the Parking Lot's ECV is determined to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Parking Lot.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[17]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
The Parking Lot is located within a ½-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could

[17] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=450+N+F+Street+san+Bernardino

include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport.

The transfer of the Parking Lot to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to (i) continue to achieve and maintain a balance between parking supply and demand; (ii) develop a comprehensive parking district; and (iii) continue to serve the public and residents of the St. Bernardino Senior Complex, as well as Theater Square, including the California Theatre and the Regal Cinema.

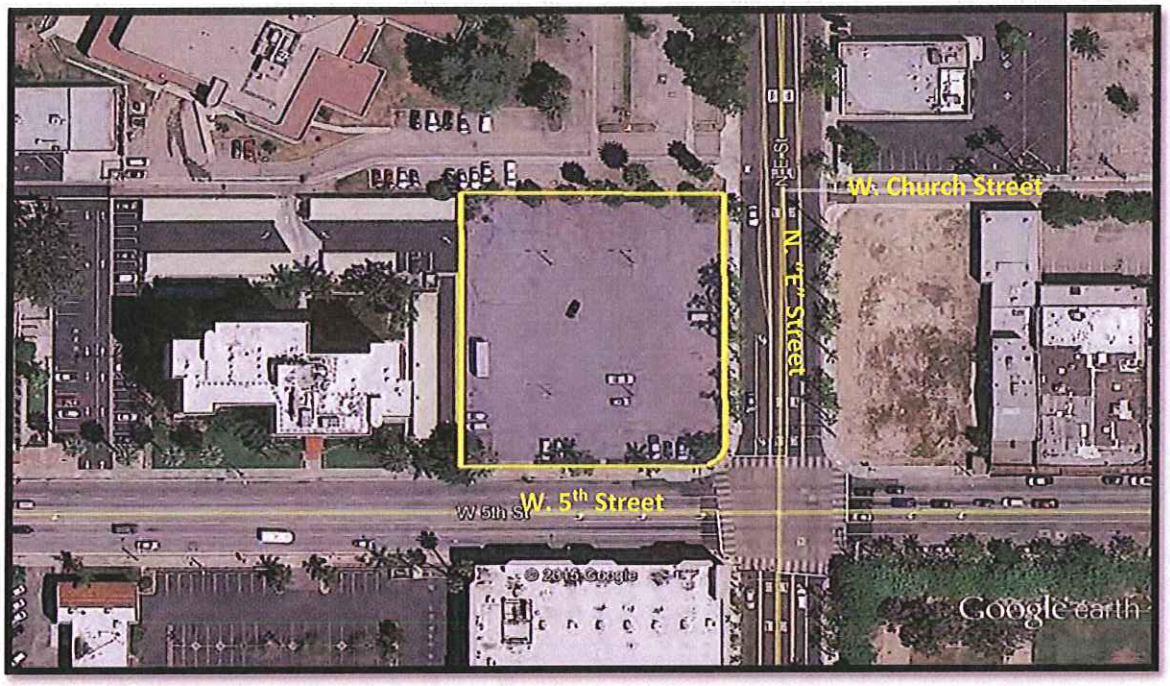
H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
The Parking Lot plays a vital role in the success of Theater Square, which currently consists of the California Theatre and the Regal Cinema Multi-Plex. There is no other history of previous development proposals or activities in conjunction with the Parking Lot.

I. ***Disposition of Property:***
The Parking Lot is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Parking Lot to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 16: W. 5th Street Parking Lot

Address:	*512 W. 5th Street*
APN:	*0134-062-12*



Site No. 16: W. 5th Street Parking Lot

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 16 is the W. 5th Street Parking Lot (the "Parking Lot") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Parking Lot was acquired by the Agency in November 1990, and carries a Book Value of $500,000. The Parking Lot was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Parking Lot is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Parking Lot consists of one (1) 1.01-acre parcel (APN 0134-062-12) located at 512 W. 5th Street. The Parking Lot is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Parking Lot is $1.00. No fees are charged for the use of the Parking Lot and therefore, the maintenance of the Parking Lot is borne by the Successor Agency, causing a negative cash flow scenario. Since the Parking Lot is used without charge by local businesses, the St. Bernardine Senior Housing complex and Theater Square patrons, and has a negative cash flow, the Parking Lot's ECV is determined to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Parking Lot.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[18]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
The Parking Lot is located within a ½-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport.

[18] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=512+w+5th+st+san+bernardino

Site No. 16: W. 5th Street Parking Lot

The transfer of the Parking Lot to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to (i) continue to achieve and maintain a balance between parking supply and demand; (ii) continue to serve the parking needs of the public; and develop a comprehensive parking district.

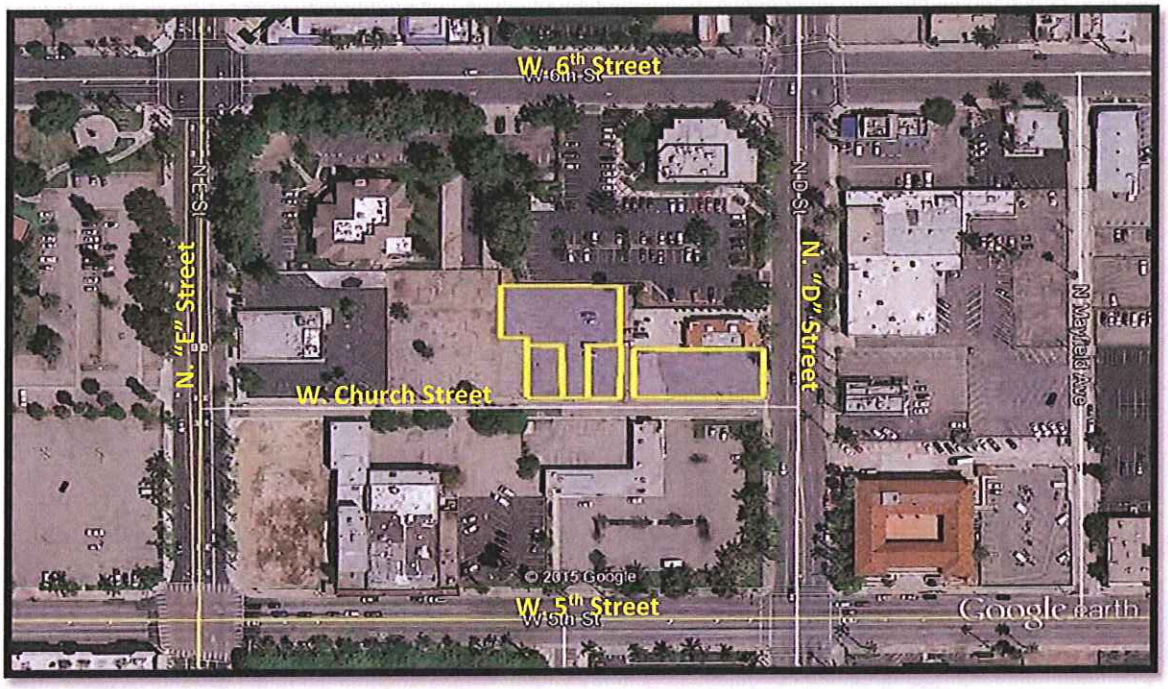
H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
The Parking Lot site was once home to the California Hotel, built in 1927. The Hotel closed its doors in 1972, and was demolished in 1985. The Parking Lot was constructed to reduce blight and fugitive dust. There is no other history of previous development proposals or activities in conjunction with the Parking Lot.

I. ***Disposition of Property:***
The Parking Lot is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Parking Lot to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 17: W. Church Street Parking Lot

Address:	*W. Church Street*	
APNs:	*0134-071-19*	*0134-071-26*
	0134-071-24	*0134-071-58*



Site No. 17: W. Church Street Parking Lot

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 17 is the W. Church Street Parking Lot (the "Parking Lot") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Parking Lot was acquired by the Agency in several separate transactions and carries a total Book Value of $46,057. The following table details the property records:

Acquisition Details of the Parking Lot Property			
APN	*Acquisition Date*	*Book Value*	*Additional/Historical Acquisition Information*
0134-071-19	July 1990	$26,000	Acquired with other parcels that have since been sold
0134-071-24	December 2004	$20,057	Donated
0134-071-26			
0134-071-58			

The Parking Lot was acquired by the Agency in order to meet the revitalization goals of the City and Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Parking Lot is approximately $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Parking Lot consists of four (4) parcels (APNs 0134-071-19, -24, -26, -58) totaling 0.60 acres located on W. Church Street. The Parking Lot is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
The Agency has determined that the ECV for the Parking Lot is $1.00. No fees are charged for the use of the Parking Lot and therefore, the maintenance of the Parking Lot is borne by the Successor Agency, causing a negative cash flow scenario. Since the Parking Lot is used without charge by local businesses and Theatre Square patrons and has a negative cash flow, the Parking Lot's ECV is determined to be $1.00.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Parking Lot.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[19]

[19] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=w+church+st+san+bernardino

Site No. 17: W. Church Street Parking Lot

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

The Parking Lot is located within a ½-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems, including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport.

The transfer of the Parking Lot to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to (i) continue to achieve and maintain a balance between parking supply and demand; (ii) continue to serve the parking needs of the public; (iii) and develop a comprehensive parking district

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

In June 2006, Douglas DuBois approached the Agency to enter into a Project Development Study to ultimately purchase the Parking Lot; the purchase transaction did not move forward. There is no history of previous development proposals or activities in conjunction with the Parking Lot. However, in November 2009, a Use Permit was executed between the Agency and Douglas DuBois (the "Permittee") for the use of the westerly portion of the Parking Lot (APNs 0134-071-24, -26, -58). The terms of the Use Permit require that the Permittee maintains the Parking Lot and carries insurance and indemnification policies. The Use Permit may be terminated without cause by either the Agency or the Permittee by giving ten (10) day written notice; there is no termination date for the Use Permit.

I. ***Disposition of Property:***

The Parking Lot is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a).

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Parking Lot to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

Site No. 18: N. Mt. Vernon Avenue / W. 5th Street Public Access / Parking Lot

Address:	*N. Mt. Vernon Avenue & W. 5th Street*
APN:	*0138-122-33*

Site No. 18: N. Mt. Vernon Avenue / W. 5th Street Public Access / Parking Lot

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 18 is the N. Mt. Vernon Avenue / W. 5th Street Public Access / Parking Lot (the "Public Access / Parking Lot") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Public Access / Parking Lot was acquired by the Agency in November 2002, and carries a Book Value of $0.00. The Public Access / Parking Lot was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight, and from an operational standpoint, the City and the Agency agreed that it would be in the best interest of the public, and the businesses that benefitted from the Public Access / Parking Lot if it be transferred to the Agency for compliance with the 1980-REA, along with its continued maintenance. The estimated current value (the "ECV") of the Public Access / Parking Lot is $1.00.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Public Access / Parking Lot consists of one (1) 1.81-acre parcel (APN: 0138-122-33) located at the northeast corner of N. Mt. Vernon Avenue and W. 5th Street. The Public Access / Parking Lot is landscaped with grass, shrubs, and trees, as well as an irrigation system. The Public Access / Parking Lot is zoned Commercial General (CG-3) in the 1992-Paseo Las Placitas Specific Plan (the "1992-SP"). The purpose of the CG-3 zone is to allow for local and regional serving retail, personal service, entertainment, office, and related commercial uses. In addition to the CG-3 designation, the 1992-SP identifies the Public Access / Parking Lot as self-contained parking to conform to the recorded 1980-Restriction and Easement Agreement (the "1980-REA") recorded on March 11, 1980.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The Agency has determined that the ECV for the Public Access / Parking Lot is $1.00. No fees are charged for the use of the Public Access / Parking Lot and therefore, the maintenance of the Public Access / Parking Lot is borne by the Successor Agency, causing a negative cash flow scenario. In addition, the 1980-REA: (i) designates the Public Access / Parking Lot as a "Public Area" that shall be publicly owned; (ii) identifies the "Public Area" as APN 0138-122-33; (iii) prohibits the commercial use of the "Public Area" and any construction of any facility other than for parking; (iv) identifies the uses of the "Public Area" as being for: free public parking for vehicles, pedestrian traffic, and loading and unloading operations with respect to existing businesses; (v) the Agency and City have the right to terminate their interest in the "Public Area" after the first five (5) years of the REA, or maintain their interest for fifty (50) year (2030) or for no longer than ninety-nine (99) years (2080); and (vi) if the Agency and City interest is terminated in the "Public Area," then it is to be conveyed to tenants' association or if no association then conveyed to the record owners of each parcel as tenants in common of an undivided 1/7 interest each, for each parcel owned, of the "Public Area" and who shall have no right to refuse the conveyance. Due to the restrictions and covenants of the 1980-REA, and its negative cash flow, the ECV for the Public Access / Parking Lot is $1.00.

Site No. 18: N. Mt. Vernon Avenue / W. 5th Street Public Access / Parking Lot

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Public Access / Parking Lot. The Public Access / Parking Lot has a negative cash flow which is borne by the Agency.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no history of environmental contamination.[20]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD.

The transfer of the Public Access / Parking Lot to the City of San Bernardino advances the planning objectives of the City and the Successor Agency to maintain the Public Access / Parking Lot in accordance with the 1980-REA and to continue to serve the parking needs of the public.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development and activity.

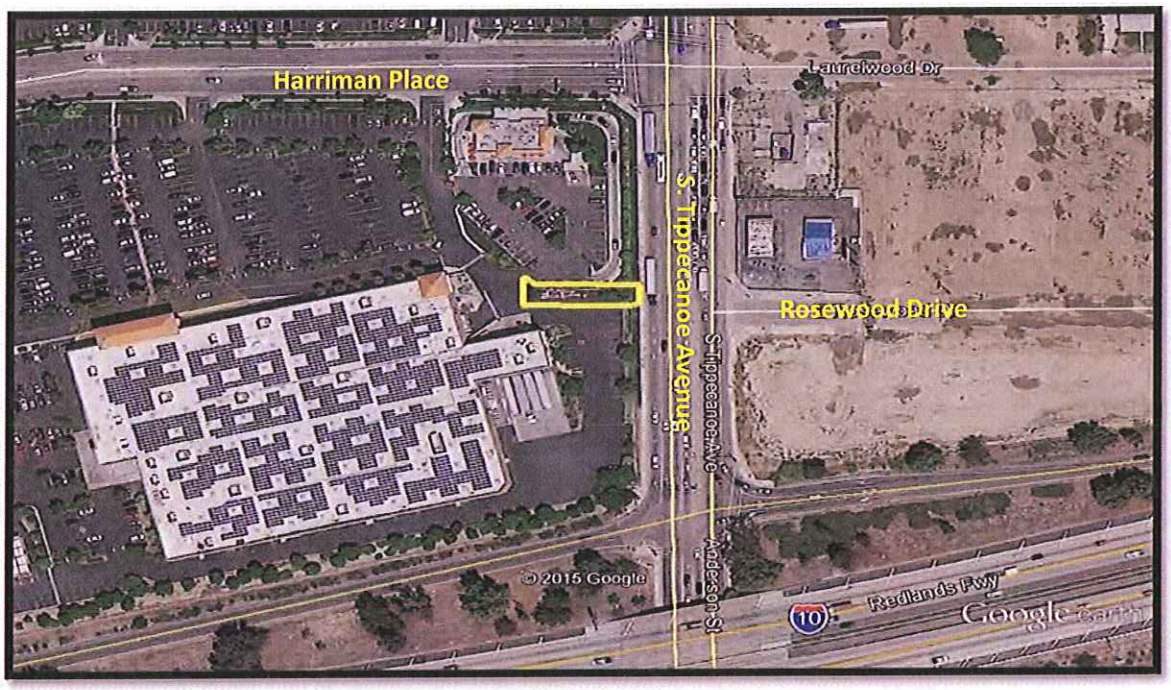
I. ***Disposition of Property:***
The Public Access / Parking Lot is proposed to be transferred to the City of San Bernardino at no cost for the reasons stated above, retained for governmental use pursuant to HSC § 34181 (a), and subject to the restrictions and covenants of the recorded 1980-REA.

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the Public Access / Parking Lot to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

[20] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=5th+street+and+mt+vernon+san+bernardino

Site No. 19: 2003-HUB Development Parking Lot

Address:	*S. Tippecanoe Avenue*
APN:	*0281-401-13*



Site No. 19: 2003-HUB Development Parking Lot

A. *Permissible Use (HSC § 34191.5 (c)(2)):*

Site No. 19 is the 2003-HUB Development Parking Lot (the "HUB Parking Lot") and is proposed to be transferred to the City of San Bernardino for governmental use pursuant to HSC § 34181 (a).

B. *Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):*

Property records indicate that the HUB Parking Lot was acquired by the Agency in July 2004 and carries a Book Value of $0.00. The HUB Parking Lot was acquired by the Agency as part of a larger land acquisition in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the HUB Parking Lot is $1.00.

Acquisition Details of the HUB Parking Lot				
APN	*Acquisition Date*	*Book Value*	*Original APNs as Acquired by Agency*	*Historical Background*
0281-401-13	July 2004	$0.00	0281-082-56	Condition of the 2002-OPA between the Agency and In-N-Out

C. *Site Information (HSC § 34191.5 (c)(1)(C)):*

The HUB Parking Lot consists of one (1) 0.11-acre parcel (APN 0281-401-13) and is located along S. Tippecanoe Avenue. The HUB Parking Lot is a *portion* (8 parking spaces) of an 8.75-acre parking lot that was constructed along with the HUB Development, as herein later defined.

The HUB Parking Lot is zoned Commercial Regional-TriCity/Club (CR-3) in the City's General Plan. The purpose of the CR-3 zone is intended to permit a diversity of regional-serving uses including corporate and professional offices, retail commercial, entertainment (theaters, nightclubs, etc.), financial establishments, restaurants (drive-thrus south of I-10 and adjacent to Tippecanoe Avenue between Hospitality Lane and I-10 only), hotels/motels, warehouse/promotional retail, supporting retail and services, and similar uses.

D. *Estimated Current Value (HSC § 34191.5 (c)(1)(D)):*

The Agency has determined that the ECV for the HUB Parking Lot is $1.00 and is based on the property's current uses as a *portion* of a parking lot for a major shopping center development that was constructed in 2003.

E. *Site Revenues (HSC § 34191.5 (c)(1)(E):*

There are no site revenues generated from the HUB Parking Lot.

F. *History of Environmental Contamination ((HSC § 34191.5 (c)(1)(F)):*

There is no known history of environmental contamination.[21]

[21] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1065+E+Harriman+san+bernardino

Site No. 19: 2003-HUB Development Parking Lot

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a TOD in conjunction with the HUB Parking Lot.

The transfer of the Parking Lot to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to (i) divest the Agency of ownership of a portion of a major shopping center (the "2003-HUB Development") parking lot; (ii) maintain the efficacy of the existing parking lot of the 2003-HUB Development; and (iii) fulfill the 2002 Owner Participation Agreement executed between the Agency and SBT Partners, LLC that provided for the Agency to transfer a portion of APN 0281-082-56 once purchased by the Agency for inclusion into the 2003-HUB Development.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

Subsequent to the approval of the May 21, 2001, Disposition and Development Agreement between the Agency and SBT Partners, LLC (the "HUB Developer"), to develop approximately 268,000 square feet of commercial space on 24.5 acres located at the northwest corner of Tippecanoe Avenue and Interstate-10 ("I-10") (the "HUB Development"), on March 19, 2002, an Owner Participation Agreement (the "2002-OPA") between the Agency and In-N-Out Burgers ("INO") was finalized and approved for the relocation of an existing INO on Tippecanoe Avenue north of I-10. The 2002-OPA provided that the Agency would purchase the southerly portion of APN 0281-082-56 (the "Agency Parcel") from INO for $68,205. Once the Agency held title, the Agency would then transfer the Agency Parcel to the HUB Developer for inclusion into the HUB Development and to be developed by the HUB Developer as part of the HUB Development. The Agency took title to the Agency Parcel on July 26, 2004. For unknown reasons, the transfer of the HUB Development Parking Lot mistakenly did not take place. However and as confirmed by the aerial photograph, the HUB Developer improved the parcel as part of the HUB Development without realizing that the Agency Parcel had not been transferred. Pursuant to the issuance of a Certificate of Completion, the 2002-OPA is no longer operative. As a result and consideration that the Successor Agency is not able to act in the matter, the best solution it to transfer the property to the City and allow the City to work with the affected parties to rectify the oversight.

I. ***Disposition of Property:***

The HUB Parking Lot is proposed to be transferred to the City of San Bernardino at no cost for governmental use pursuant to HSC § 34181 (a) for transfer to the appropriate entity.

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP. It is intended that the transfer of the HUB Parking Lot to the City of San Bernardino will take place upon the earlier occurrence of: (i) DOF's approval of the LRPMP; or (ii) DOF's approval of a resolution specifically authorizing the transfer. The transfer will occur at no cost to the City.

IV. Property to be Transferred for Future Development

Property to be Transferred for Future Development [2]						
Site No. Site Reference (x[1])	***Address***	***APN***	***Site Size (ac)***	***Zoning*** [3]	***Permissible Use***	***Estimated Current Value***
20. Carousel Mall (13)	396 N. "E" Street 333 N. "H" Street 144 Carousel Mall 120-295 Carousel Mall 322-344 North E	0134-181-28 0134-182-04 0134-211-34 0134-211-38 0134-221-43 0134-221-45 0134-231-27 0134-231-28 0134-231-29 0134-231-31 0134-291-11 0134-301-20 0134-301-22	41.12	CG-1 CR-2	Future Development	$4,750,000
21. Theater Square (10)	780 N. "E" Street 562 W. 4th Street 450 N. "E" Street	0140-273-21 0134-131-10 0134-131-30 0134-121-25 0134-121-27 0134-131-28 0134-131-29 0134-131-35 0134-131-36 0134-131-37	5.58	PF CR-2	Future Development	$14,470,000
22. W. 5th Street / W. Spruce Street / N. "H" Street Commercial Property (9)	742 W. Spruce Street W. Spruce Street 555 N. "H" Street N. "H' Street 746 W. 5th Street W. Spruce Street 723 W. Spruce Street	0134-053-20 0134-053-21 0134-053-22 0134-053-23 0134-053-25 0134-053-26 0134-054-07 0134-054-08 0134-054-09	1.69	CR-2	Future Development	$275,000
23. Vacant W. 5th Street Commercial Property (3)	575 W. 5th Street 701 W. 5th Street N. "G" Street	0134-093-07 0134-093-08 0134-093-09	0.53	CR-2	Future Development	$97,000
24. Vacant N. Mt. Vernon Avenue & Vacant W. Spruce Street Commercial Property (4)	552 N. Mt. Vernon Avenue 1316 Spruce Street 578 N. Mt. Vernon Avenue	0138-114-09 0138-114-10 0138-114-11 0138-114-18	0.56	SP-PP CG-3	Future Development	$193,000
25. ARCO Gas Station (1)	542 N. Mt. Vernon Avenue	0138-115-13	0.95	SP-PP CG-3	Future Development	$1,950,000

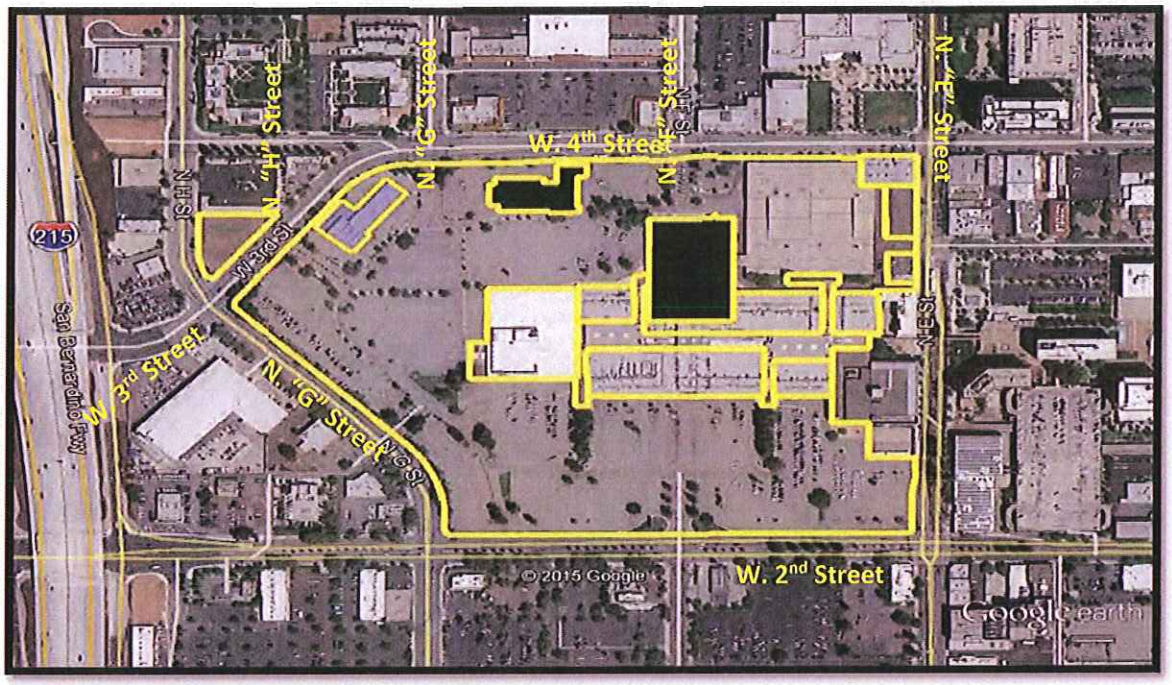
[1] (x) The number in parenthesis reflects the number of parcels that constitute the Site.
[2] See Exhibit "G" for Assessor Parcel Maps for Future Use properties
[3] See Exhibit "I" for zoning/land use information

Property to be Transferred for Future Development [2]						
Site No. Site Reference (x[1])	*Address*	*APN*	*Site Size (ac)*	*Zoning* [3]	*Permissible Use*	*Estimated Current Value*
26. Vacant N. Little League Drive & I-215 Residential Property (129)	"Macro" Address: N. Little League Drive / I-215	0261-111-21 0261-111-23 0261-111-25 0261-111-29 0261-111-30 0261-111-33 0261-111-35 0261-111-37 0261-111-40 0261-121-01 to -03 0261-121-13 0261-121-14 0261-451-01 to -48 0261-461-01 to -66 0261-171-06	93.90	RL RL-3.5 PFC	Future Development	$3,281,000

[1] (x) The number in parenthesis reflects the number of parcels that constitute the Site.
[2] See Exhibit "G" for Assessor Parcel Maps for Future Use properties
[3] See Exhibit "I" for zoning/land use information

Site No. 20: Carousel Mall

Address:	*333 N. "H" Street*	*396 N. "E" Street*	*144 Carousel Mall*	*322-344 N. "E" Street*	*120-295 Carousel Mall*	*0134-231-31*
APNs:	*0134-182-04*	*0134-221-43*	*0134-181-28*	*0134-231-28*	*0134-211-34*	*0134-291-11*
					0134-211-38	*0134-301-20*
					0134-221-45	*0134-301-22*
					0134-231-27	
					0134-231-29	



Site No. 20: Carousel Mall

A. *Permissible Use (HSC § 34191.5 (c)(2)):*

Site No. 20 is the Carousel Mall and is proposed to be transferred to the City of San Bernardino for future development pursuant to HSC § 34191.5 (c)(2).

B. *Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):*

Property records indicate that the Carousel Mall was acquired by the Agency in several separate transactions and carries a total Book Value of $18,935,874. The following table details the property records:

0				
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***	***Historical Background***
0134-221-45	June 1973	$68,824	0134-181-29	Part of an urban renewal project California R-79
		$137,649	0134-191-28	
		$13,356	0134-201-26	
		$192,709	0134-211-39	
		$141,779	0134-221-44	
		$4,817	0134-221-46	
0134-231-31		$89,472	0134-231-30	
		$68,824	0134-264-18	
		$199,591	0134-271-31	
		$199,591	0134-281-21	
		$206,474	0134-291-12	
		$137,649	0134-301-28	
0134-182-04	December 2014	$318,144		Donated by San Bernardino Economic Development Corporation
0134-221-43	December 2006	$706,995	---	---
0134-181-28	May 2011	$16,450,000	---	---
0134-211-34				
0134-211-38				
0134-231-27				
0134-231-28				
0134-231-29				
0134-291-11				
0134-301-20				
0134-301-22				

The Carousel Mall was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Carousel Mall is approximately $4,750,000.

Site No. 20: Carousel Mall

C. *Site Information (HSC § 34191.5 (c)(1)(C)):*

The Carousel Mall consists of thirteen (13) parcels totaling approximately 40.08 acres. The main address of the Carousel Mall is 295 Carousel Mall. The following table describes the Carousel Mall's improvements:

Carousel Mall Improvements					
APN	*Address*	*Current (c) or Former (f) Use*	*Type of Structure / Improvement*	*Year Constructed*	*Square Footage*
0134-181-28	144 Carousel Mall	Auto Repair (f)	Masonry	1973	15,072
0134-182-04	333 N. "H" Street	Vacant	---		
0134-221-43	396 N. "E" Street	Office/Retail (f)	3-Story Unreinforced Masonry	1941/1965	32,848
0134-211-34	120-295 Carousel Mall	Retail (c)	2-Story Concrete	1973	36,243
0134-211-38		Retail (c)	2-Story Concrete		146,784
0134-221-45		Parking Lot (c)	Asphalt/Concrete Parking Structure		14,347
0134-231-27		Retail (c)	2-Story Concrete		33,190
0134-231-29		Retail (c)	2-Story Concrete		80,252
0134-231-31		Parking Lot (c)	Asphalt/Concrete Parking Structure		1,336,412
0134-291-11		Retail (c)	2-Story Concrete		168,716
0134-301-20		Retail (c)	Concrete		76,949
0134-301-22		Retail (c)	2-Story Concrete		36,972
0134-231-28	322-344 N. "E" Street	Retail (c)	Metal Frame/Stucco	1971-1972	7,644

The Carousel Mall zoned Commercial Regional-Downtown (CR-2) and Commercial General (CG-1) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing. The purpose of the CG-1 zone is to provide for the continued use, enhancement, and new development of retail, personal service, entertainment, office, and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs.

The Carousel Mall is located within the City's "E" Street Strategic Area. "E" Street is a significant north-south roadway located in the central portion of the City. "E" Street connects Downtown to Baseline, Highland, and to the 30 freeway on the northern end, and Hospitality Lane to the south. "E" Street currently has the greatest number of transit trips in the Omnitrans system, which makes it an ideal candidate for development.

Site No. 20: Carousel Mall

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine the ECV for the Carousel Mall, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective.[22] The comparable sales result was then offset by three (3) significant cost issues: (i) the cost to demolish the mall structure, while protecting the privately owned historic buildings in extreme close proximity to the mall structure; (ii) the cost for additional environmental studies as recommended and studies that need to be conducted (i.e., lead-paint and asbestos survey and abatement, investigation of recognized environmental concerns), along with the potential cost for remediation; and (iii) the unpaid balance of back taxes owed by the previous owner of the Carousel Mall. After accounting for the additional costs, the ECV was determined to be approximately $4,750,000, as depicted below:

Comparable Sales Value:	$10,300,000
Environmental Analysis/Remediation:	($750,000)
Demolition Costs:	($3,800,000)
ECV:	**$4,750,000**

Currently, the Carousel Mall, as a whole, has three owners: the Successor Agency (as owner and as successor in interest to the Agency, Monwar, Upham, and the Mall Developer), El Cortes Ingles de Spain (as successor in interest to Harris'), and Pine Mountain Development, LLC (as successor in interest to Penney's and Upham) (collectively to be known as the "Parties of Interest").

Factors that will affect the future development of the Carousel Mall are the restrictions and easements that run with the land as found in the 1970 recorded Restriction and Easement Agreement (the "1970-REA") between the Agency, the City of San Bernardino (the "City"), J.C. Penney Company ("Penney's"), Monwar Property Corporation ("Monwar"), the Harris Company ("Harris'), John S. Griffith & Co. and Curci-Turner Co. (the "Mall Developer" or the "Developer"), Upham Development Company ("Upham"), and Connecticut General Mortgage and Realty Investments. All covenants, conditions, restrictions, rights, reservations, easements, liens and charges set forth in the 1970-REA inure to the benefit of the successors and assigns of the respective parties to the 1970- REA.[23]

The 1970-REA is for a term of 50 years (first termination date December 24, 2020), but for no longer than 99 years (December 24, 2069). At the termination of the 1970-REA, the Parties of Interest may elect to exercise its option to purchase portions of the Agency parking parcels. A breach of the 1970-REA by one of the Parties of Interest does not entitle that Party to cancel or rescind or otherwise terminate the 1970-REA.[24]

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

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[22] www.ndcdata.com
[23] *1970 Restriction and Easement Agreement*, pg. 71, as document recorded in the County of San Bernardino, Book 7580, Page 280 of Official Records
[24] Ibid., pg. 69

Site No. 20: Carousel Mall

E. Site Revenues (HSC § 34191.5 (c)(1)(E)):

The Carousel Mall generates revenues from several leases/rental agreements as the following table indicates:

Carousel Mall Lease/Rental Revenues					
Tenant	*Agreement Type*		*Agreement Expiration Date*	*Monthly Payment**	*Annual Revenue Received*
	Lease	*Rental*			
Andreson Building (parking only)	X		June 2015	$624	$7,488
Alice's Antiques/Featherstone		X		$403	$4,836
Back Street Beauty		X		$309	$3,708
Bayside Watch		X		$244	$2,928
Carousel Coin & Jewelry Exchange		X		$921	$11,051
City Styles		X		$500	$5,998
Dale's Coin Chest	X		April 2015	$875	$10,494
Daniel's Jewelers/Sherwood Mgmt.	X		December 2016	$4,466	$53,592
Democratic Luncheon Club		X		$323	$3,876
Express Cobbler		X		$140	$1,680
Fortune School	X		July 2015	$29,586	$355,028
KCAA Radio		X		$1,143	$13,718
Libreria del Pueblo		X		$920	$11,040
Lisa's Threading		X		$455	$5,460
Mega Beauty Supply		X		$3,342	$40,103
Minuteman Press		X		$855	$10,260
Mr. You Chinese Restaurant		X		$1,823	$21,876
Nail Fashions		X		$967	$11,604
One Hour Photoland		X		$213	$2,556
Perfume Mart		X		$102	$1,224
Pro Jersey		X		$301	$3,612
Rose Alterations		X		$514	$6,168
			Totals	**$49,025**	**$588,300****

* Tenant rent payment fluctuates monthly
** Amount fluctuates according to monthly rent payments

The revenues generated by the Carousel Mall are used for property maintenance.

F. History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):

In May 2010, Ninyo & Moore, Geotechnical and Environmental Sciences Consultants ("Ninyo & Moore") conducted and submitted a *Phase I Environmental Assessment Carousel Mall Parking Lot, 295 Carousel Mall, San Bernardino, California* at the request of the Agency. Ninyo & Moore's conclusions and recommendations are as follows:

> "This assessment has revealed the following RECs in connection with the site:
>
> - The existing clarifier (not addressed by the remediation efforts) at the former J.C. Penney Service Center [not owned by the Agency].
>
> - Fifteen areas with historic site uses of auto repair, gasoline service stations, drycleaners, metal plating, paint spraying, and degreasing.

Site No. 20: Carousel Mall

- The former Montgomery Wards Service Center at 144 Central City Mall, due to reported impacts and to the lack of case closure from the Santa Ana RWQCB.

- The area of subsided, cracked pavement observed on the eastern side of the bottom level of the multi-level parking structure representing a potential UST and lack of records regarding this potential UST available for review.

Based on the above-mentioned opinions and conclusions, Ninyo & Moore recommended the following additional environmental actions:

- The former clarifier for the J.C. Penney Service Center should be closed in accordance with all applicable local and state regulations [not owned by the Agency].

- A subsurface evaluation should be conducted at the site to evaluate whether contaminants are present in the subsided, cracked pavement observed on the east side of the bottom level of the multi-level parking structure representing a potential UST. Due to the historical use of on-site former gasoline stations and dry-cleaning facilities, the recommended evaluation should include analysis for gasoline and hazardous waste (e.g., dry-cleaning solvents) constituents.

- A subsurface evaluation should be conducted at the site to evaluate whether contaminants are present in site soil and soil gas due to historic site uses such as auto repair, gasoline service stations, drycleaners, metal plating, paint spraying, and degreasing.

- The Supplemental Site Assessment and SVE Pilot Test Work Plan prepared by Gannett Fleming in 2010 for proposed work at Montgomery Wards Service Center at 144 Central City Mall should be conducted to complete delineation of impacts from prior site use as well as soil gas extraction in a pilot test to gather data necessary for the installation of a final remediation system."

The Agency accepted Ninyo & Moore's recommendations and prior to the dissolution of redevelopment agencies in California, intended to initiate further environmental investigations.

Site No. 20: Carousel Mall

G. *Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):*

The Carousel Mall is located approximately one block north of the San Bernardino Regional Transit Center ("SB Transit Center"), which provides multi-modal access to the Carousel Mall through both local and regional public transit systems, and provides direct transit access to and from three major universities in the region. The $128 million SB Transit Center is under construction with phase one opening in mid-2015 and phase two opening in mid-2016. The SB Transit Center brings the following multiple modes of public transit, with an estimated 8,000 people passing through the Transit Center daily:

- Metrolink Regional Passenger Rail System (opening mid-2016). The Southern California Regional Passenger Rail system (Metrolink) is being extended into downtown San Bernardino, where three new rail platforms at the SB Transit Center will be the point origination and termination for 50 passenger trains each day with service to and from downtown San Bernardino to downtown Los Angeles (avg. 20,000 weekly riders) and to Orange County (avg. 7,500 weekly riders). Metrolink is the regional passenger rail system serving the 18 million residents in the five-county Southern California region. The Project Site is one of the only large, available properties adjacent to a main terminal station on the Metrolink system.

- sbX High-Speed Bus Rapid Transit (BRT) System (opened April 2014). The sbX Bus Rapid Transit (BRT) system commenced service in April 2014, the first high-speed BRT system outside of Los Angeles in Southern California. This transit system directly connects the Project Site along a sixteen-mile corridor with California State University, San Bernardino (17,000 students & faculty) at the north end and Lorna Linda University & Medical Center (8,000 students & faculty) at the south end. There is a sbX BRT center-lane station at the mid-point on the eastern boundary of the Project Site.

- Local Light Rail Transit System (opening 2018). A 9-mile light rail system connecting downtown San Bernardino to downtown Redlands and the University of Redlands (4,000+ students & faculty) is currently under design and engineering. This transit system is programmed to commence service in 2018. The light rail system is proposed to have six stations with origination and termination at the SB Transit Center.

- Local and Regional Bus Service (opening mid-2015). The SB Transit Center also contains 22 bus bays that bring together local and regional bus service from throughout San Bernardino and Riverside Counties, serving over two million residents throughout Inland Southern California.

The Downtown area plays a pivotal role in the City. It is the symbolic center as well as the social and economic heart of San Bernardino. Within its boundaries are the City Hall, City Police Headquarters, County Administrative Center, Law Library and Court House, Carousel Mall, Federal building, State offices, California Theatre of the Performing Arts, Caltrans, Seccombe Lake Recreation Area, Pioneer Memorial Cemetery, Sturges Auditorium, Radisson Hotel, and Meadowbrook Park. There is an opportunity to capitalize and improve upon this role. According to the Existing Economic Conditions and Trends Study prepared for the General Plan Update, "the large cluster of existing multi-government offices in the City, particularly in the downtown area,

provide a sustained demand for business, retail, and professional services in the City." The study also indicates that some of the office demand in San Bernardino is likely to be met by infill development in the Downtown area (approximately 170,000 square feet annually over the next five years) and with the City's long-term Downtown Revitalization strategy and possible expansion of the government center. The increased employment in the Downtown area will then provide additional support for retail and pedestrian oriented retail development. Opportunities for downtown revitalization in the downtown area are new mixed-use residential and office development projects, which will help support the addition of new retail space.[25]

The transfer of the Carousel Mall for future development to the City of San Bernardino advances the planning objectives of the Successor Agency and the City in accordance with the City's General Plan, 2009-Downtown Core Vision & Action Plan, and the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014 in order to:

1. Investigate possible new uses at Carousel Mall as identified in the Downtown Core Vision/Action Plan, including urban retail uses to complement existing retail;

2. Promote revitalization of the Carousel Mall through a mixture of land uses, such as additional office and mixed-use space;

3. Focus on creating distinct, discernible "places" of varied sizes, functions, and complexity to achieve greater private sector profit, public benefit, and sustainability;

4. Provide opportunities for private investment in the City by combining entertainment with retail to compliment the future development of the Carousel Mall;

5. Encourage pedestrian friendly uses/developments;

6. Encourage an appropriate mix of revenue-generating land uses to maintain a competitive edge and a strong sales tax base;

7. Maximize opportunities that generate taxable sales in targeted growth areas;

8. Work with Omnitrans to explore initiatives that promote development near transit stops in order to encourage transit ridership, reduce vehicular trips, improve air quality, and improve traffic congestion;

9. Recycle and/or develop underutilized parcels to eliminate blight and accommodate higher and better economic uses while enhancing the City's financial resources.

[25] City of San Bernardino General Plan, November 1, 2005, page 2-66

Site No. 20: Carousel Mall

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

On November 20, 2014, the City issued a Solicitation of Interest (the "SOI") for the Carousel Mall identified as a 43-acre Transit-Adjacent Site in the Downtown Core. Responses to the SOI have been received by the City and are currently under review. The response selected by the City will help determine the future development direction of the Carousel Mall.

APN 0134-182-04

This parcel is located at 333 N. "H" Street, and is currently a vacant lot. The site formerly contained a gym and health club. That building was demolished in 2010 by the City Code Enforcement. Located south of 4th Street at the intersection of "H" Street and "G" Street, just east of I-215, it is strategically located at the west end of the Carousel Mall. The property is also located within the Downtown Core Vision Plan and the plan for the redevelopment of the Carousel Mall. There have been no other development activities or proposals.

APN 0134-221-43

This parcel is located at 396 N. "E" Street, and is currently vacant. The building on site is known as the Woolworth Building and was one of America's original "five and dime" stores. The Woolworth Building was constructed in 1936, and with the opening of the Carousel Mall in 1972, a second Woolworth's store was opened within the Mall. In 1976, the Woolworth Building closed. Since then the building has been occupied by other businesses including San Bernardino County Child Protective Services. The Building is currently used as storage for the Successor Agency. The property is situated at the northeast corner of N. "E" Street and 4th Street, which makes it the northeasterly corner of the Carousel Mall. The Building is also located within the Downtown Core Vision Plan and the plan for the redevelopment of the Carousel Mall. There have been no other development activities or proposals. There have been no other development activities or proposals.

I. ***Disposition of Property:***

It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Carousel Mall is approximately $4,750,000.

The following process was used in determining the ECV of the Carousel Mall:

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $4,750,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD

Proposed sale value – TBD

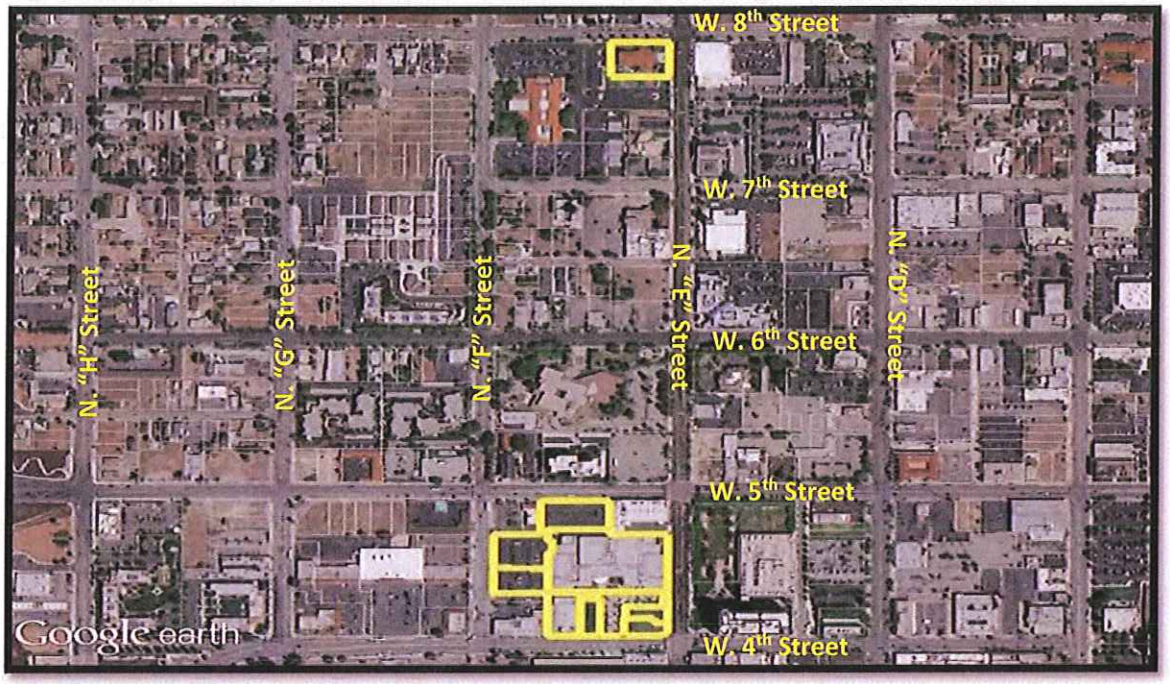
Site No. 20: Carousel Mall

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be transferred to the City of San Bernardino for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then prior to the transfer of the property to the City, the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur thereafter consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then the affected properties will be transferred to the City pursuant to the authority provided by HSC § 34180 (f)(2), wherein the value of the affected properties will be determined as the fair market value as of the 2011 property tax lien date, as determined by an independent appraiser, and approved by the Oversight Board.

Site No. 21: Theater Square

Address:	*780 N. "E" Street*	*562 W. 4th Street*	*450 N. "E" Street*	
APNs:	*0140-273-21*	*0134-131-10*	*0134-121-25*	*0134-131-35*
		0134-131-30	*0134-121-27*	*0134-131-36*
			0134-131-28	*0134-131-37*
			0134-131-29	



Site No. 21: Theater Square

A. Permissible Use (HSC § 34191.5 (c)(2)):

Site No. 21 is Theater Square and is proposed to be transferred to the City of San Bernardino for future development pursuant to HSC § 34191.5 (c)(2).

B. Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):

Property records indicate that Theater Square was acquired by the Agency several separate transactions and carries a total Book Value of $13,774,149. The following table details the property records:

Acquisition Details of Theater Square				
APN	*Acquisition Date*	*Book Value*	*Original APNs as Acquired by Agency*	*Historical Background*
0134-121-27	March 2001	$11,964,000	0134-121-24	Parcel created per 2011-Lot Line Adjustment (Parcel Map 15038)
0134-131-35			0134-131-25	
0134-121-25	1993 - 1998	$70,875	0134-121-25	Parcel Map 15038
0134-131-29		$477,055	0134-131-29	Parcel Map 15038
0134-131-28		$160,000	0134-131-28	
0134-131-37			0134-131-27	APN 0134-131-37 created per 2011-Lot Line Adjustment (Parcel Map 15038)
0134-131-36		$770,582	0134-131-26 (formerly 0134-131-06 & -15)	APN 0134-131-36 created per 2011-Lot Line Adjustment (Parcel Map 15038)
0134-131-10	August 1994	$301,004	---	---
0134-131-30	February 1975	$0	0134-131-01	APN 0134-131-01 was subdivided in 1998 with recordation of PM 15038; APN 0134-131-30 was created as a remainder portion of APN 0134-131-01
0140-273-21	June 1992	$30,633	---	---

Theater Square was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of Theater Square is approximately $14,470,000.

C. Site Information (HSC § 34191.5 (c)(1)(C)):

Theater Square consists of three (3) venues: the Regal Cinema (the "Cinema"), the California Theatre for the Performing Arts (the California Theatre"), and the Sturges Center for the Fine Arts (the Sturges Center"). In total, Theater Square contains ten (10) parcels as shown above, totaling 5.58 acres.

The following table describes the improvements located on Theater Square:

Site No. 21: Theater Square

Theater Square Property Improvements					
APN	*Address*	*Current (c) or Former (f) Use*	*Type of Structure / Improvement*	*Year Constructed*	*Square Footage*
0134-121-25	The Cinema 450 N. "E" Street	Access Road (c)	Concrete Pavers / Landscaping	2012	64,033
0134-121-27		20-Plex Theater (c)	2-Story Masonry / 20-screen auditoriums / 4,000 seats	1998 Renovated in 2012	79,563
0134-131-29		Parking Lot (c)	Asphalt / Landscaping	1998	20,695
0134-131-35		Access Road / Parking / Plaza (c)		2012	27,366
0134-131-28		Theater Square Plaza (c)	Grass / Landscaping	2012	10,434
0134-131-36					10,556
0134-131-37					8,138
0134-131-10	California Theatre 562 W. 4th Street	California Theatre (c)	Multi-story / Concrete	1925	32,842
0134-131-30		Alley access to the California Theatre (c)	Concrete pavers / drainage appurtenances / landscaping	2012	900
0140-273-21	Sturges Center 780 N. "E" Street	Sturges Center (c)	2-Story concrete structure	1925	21,484

The Cinema (10-screen Multi-Plex currently leased to and operated by Regal Cinemas) and the California Theatre (a community theatre which is an historic building that has been successfully preserved over the years through non-profit organizations and the Agency) are zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state government/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

The Sturges Center (a performing arts park for the City and the School District) is zoned Public Facility (PF) in the City's General Plan. The purpose of PF zone is to provide for the continuation of existing and development of new schools, government administrative, police, fire, libraries, social service, and other public facilities.

Theater Square is located within the City's "E" Street Strategic Area. "E" Street is a significant north-south roadway located in the central portion of the City. "E" Street connects Downtown to Baseline, Highland, and to the 30 freeway on the northern end, and Hospitality Lane to the south. "E" Street currently has the greatest number of transit trips in the Omnitrans system, which makes it an ideal candidate for development.

Site No. 21: Theater Square

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

The ECV for Theater Square was determined by the Agency in January 2015, using a combination of a comparable sales analysis conducted through the National Data Collective, a December 2011 Summary Appraisal Report for the California Theatre, and a December 2011 Summary Appraisal Report for the Sturges Center. The following table describes the ECV for each venue of Theater Square:

ECV Determination for Theater Square				
Venue	*Date of ECV*	*ECV Basis*	*Assumptions*	*ECV*
The Cinema and related parcels	January 2015	National Data Collective	Local factors were not taken into consideration	$5,900,000
California Theatre	December 2011	Summary Appraisal Report – Smothers Appraisal, James Smothers, MAI	Local factors were not taken into consideration; Structural improvements are seismically sound	$4,100,000
Sturges Center	December 2011			$1,970,000
TOTAL ECV for Theater Square				**$14,470,000**

The ECV was determined to be approximately $14,470,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

The Cinema

APNs 0314-121-25, -27

0134-131-28, -29, -35, -36, -37

On January 4, 2012, Regal Cinemas (the "Tenant") entered into a Lease with the San Bernardino Economic Development Corporation (the "Landlord") to lease the newly renovated 14-Screen Theater located in Theater Square. The basic terms of the Lease are as follows: (i) the Lessee/Tenant is given 5 Options to terminated Lease after the first 10 years of operation: Option 1 commences on July 1, 2022 and expires on June 30, 2027 and each of the subsequent 4 Options are offered in 5-year increments, with Option 5 expiring on June 30, 2046; (ii) the annual base rent for the Theater is $850,000 (with increases in the annual rent commencing on July 1, 2022); (iii) the Landlord is responsible to meet certain milestone dates to develop four (4) auditoriums that were set-aside for restaurant/retail development or the annual rent is reduced to Special Rent (15%) of gross revenues in excess of the minimum annual base rent; (iv) the Landlord is responsible for the maintenance of the common areas, parking areas, and structural elements of the building, including, but not limited to, roof and structural components of the Theater, including roof and roofing (including roof membrane); exterior walls, including painting and exterior lights on the Theater (except the Building Signs and lights that are part of the Building Signs); the site for the Theater, and all related site amenities; the HVAC system serving the Theater, including all HVAC units located on the ground or the Theater's roof and all duct work and thermostats that are a part of the HVAC system; all plumbing and utility (including gas, electrical, water, sanitary sewer and storm drainage) lines, conduits and facilities serving the Theater other than minor maintenance and

repair which is Tenant's responsibility pursuant to the Lease; any vertical transpiration serving the Theater; and all other maintenance and repairs except such maintenance and repairs for which Tenant is expressly responsible pursuant to the Lease; and (v) the Tenant is responsible for maintaining the interior, non-structural elements of the Theater, including general cleaning within the Theater and maintaining the cleanliness, glass and doors of the Theater storefront; Tenant's Equipment; Building Signs, including the lighting for such signs lights that are part of the Building Signs; and minor maintenance and repair of plumbing (such as clearing stoppages in pipes that originate inside the Theater and can be cleared from within the Theater, and repair and replacement of faucets within the Theater) and utility (such as repair and replacement of light fixtures, bulbs and ballasts within the Theater) pipes and lines located within the interior surface of the walls, ceilings and floors of the Theater (but not between the interior and exterior walls, ceilings and floors), and paying for operating expenses, property taxes (including possessory interest taxes and special assessment, if any), insurance, and utilities, including but not limited to, water, sewer, electricity, and natural gas.

Due to lack of resources, the Successor Agency has not been able to fulfill all of the landlord's obligations noted above. Pursuant to the lease, the Tenant has caused such obligations to be fulfilled and has offset the value of such expenses against the payments due the Landlord. Therefore, the Successor Agency is not currently receiving its leased annual rate of $850,000, but rather $0.00 from this property.

California Theatre
APNs 0134-131-10, -30
No site revenues are generated from the California Theatre.

Sturges Center
APN 0140-273-21
No site revenues are generated from the Sturges Center.

F. ***<u>History of Environmental Contamination (HSC § 34191.5 (c)(1)(F))</u>:***
There is no known history of environmental contamination.[26, 27, 28]

G. ***<u>Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G))</u>:***
Theater Square is located within a ½-mile radius of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San

[26] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=450n+e+st+san+bernardino
[27] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=780+N+E+Street+San+Bernardino
[28] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=562+w+4th+street+san+bernardino

Site No. 21: Theater Square

Bernardino International Airport. Within a ½-mile radius, the TOD Area surrounding the Transit Center encompasses a major portion of Downtown San Bernardino.

The transfer of the Theater Square for future development to the City of San Bernardino advances the planning objectives of the Successor Agency and the City in accordance with the City's General Plan, 2009-Downtown Core Vision & Action Plan, and the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014 in order to:

1. Complete development of Phases 1 and 1A of the old CinemaStar building into the new Theater Cinema and I-max complex with adjacent retail/restaurant;

2. Develop retail directly south of the Regal Cinema;

3. Reinforce the California Theatre, Cinema Project, and the retail block on 4th Street between "F" and "G" Streets, including building component study, seismic evaluation, exterior improvements, and District security system;

4. Develop a comprehensive night time theater district centered around the California Theatre and the Regal Cinema;

5. Seek and attract uses that foster a high level of evening activity (e.g., theaters and restaurants);

6. Capture appropriate demand that meets the community's needs and takes full advantage of emerging development and economic opportunities;

7. Maintain and enhance the City's quality of life i.e. Regal Multi-Plex Theater at Fourth and "E" Streets;

8. Enhance, maintain, and develop entertainment facilities within the City;

9. Develop combined urban street retail that will leverage and complement the existing retail uses;

10. Promote development that is compact, and pedestrian-friendly;

11. Facilitate the development of outdoor dining in the downtown area;

12. Provide opportunities for private investment in the City;

13. Focus on creating distinct, discernible "places" of varied sizes, functions, and complexity;

14. Evaluate the feasibility for the development of a regional center for the arts; and

15. Recycle and/or develop underutilized parcels to eliminate blight and accommodate higher and better economic uses while enhancing the City's financial resources.

Site No. 21: Theater Square

H. History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):

The Cinema

APNs 0314-121-25, -27
0134-131-28, -29, -35, -36, -37

Seven of the ten Theater Square Property parcels (the Cinema and related parcels) were acquired by the Agency in between 1993 and 1998, with two (2) of the seven (7) eventually being transferred to MDA-San Bernardino Associates, LC ("MDA") via a December 29, 1998, recorded Disposition and Development Agreement (the "DDA") for the development, construction, and financing of a multi-screen theater complex and related common area improvements. Pursuant to the DDA, MDA was required to purchase the land for the theater and the common area, while the Agency would retain title to the parking lot areas and the development parcels in front to the theater. The DDA also required the Agency to provide a loan (the "Agency Loan") to MDA, not to exceed $7,000,000. The funds for the Agency Loan came from a HUD Section 108 Loan that the Agency obtained in 1998. In addition to the Agency Loan, and contingent upon receipt of the HUD Section 108 Loan proceeds, the Agency provided an additional loan in the amount of $1,324,575, secured by a promissory note, as the Agency' contribution. The theater opened in December 2000, with CinemaStar as its operator.

In 2001, with the downturn in the cinema industry, the Agency purchased the theater building (the "20-Plex") (located at 450 N. "E" Street) from MDA, together with the existing tenant lease with CinemaStar Luxury Theaters, Inc. ("CinemaStar"), for $11,964,000. On September 28, 2008, CinemaStar ceased operations.

On November 7, 2008, the Agency filed an unlawful detainer action with the Superior Court of California which held CinemaStar to be in default of the terms of their lease, declared the lease to be terminated and granted possession of the 20-Plex to the Agency as of December 1, 2008.

On December 15, 2008, the Mayor and Common Council of the City of San Bernardino (the "Council") consented to the disposition of the 20-Plex to Maya North America ("Maya") and the Community Development Commission of the City of San Bernardino (the "Commission") approved the sale of the 20-Plex and authorized the Agency to execute the 2008 Disposition and Development Agreement (the "2008-DDA") by and between the Agency and Maya.

On February 2, 2009, the Council authorized the submittal of a U.S. Department of Housing and Urban Development ("HUD") Section 108 Loan Guarantee Application (the "HUD Loan Application") for the re-finance and rehabilitation of the 20-Plex Project. The HUD Loan Application was submitted to HUD and the Agency received HUD's approval on September 25, 2009.

On May 18, 2009, the Commission approved Amendment No. 1 to the 2008-DDA extending the close of escrow deadline from July 1, 2009 to October 30, 2009, due to unforeseen delays in the Agency obtaining legal possession of the building and its contents, HUD's review and approval of the HUD Loan Application, and Maya securing its financing as stated and outlined in the 2008-DDA. Maya's continued difficulty with securing financing for the re-opening of the 20-Plex lead

to the termination of the 2008-DDA on April 15, 2010. As a result of the termination of the 2008-DDA, there was no developer for the 20-Plex and the HUD Loan could not move forward. Between the months of May and September of 2010, the Agency received 8 proposals for development of the 20-Plex. The Agency vetted each proposal and upon approval by the Commission in closed session, the Agency determined to negotiate with Regal Entertainment Group ("Regal") and on November 30, 2010, Regal and the Agency executed a Letter of Understanding and negotiations commenced on the leasing of the fourteen (14) of the 20 theaters in the Cinema.

As the renovation of Theater Square was being planned, developed, and constructed, the terms of the Regal Cinema Lease were being negotiated. The development plan for Theater Square included the development of the front six (6) screen auditoriums (not being used by Regal Cinema) into four restaurant/retail establishment (to be either sold or leased by the Agency), along a public gathering plaza for outside events. Prior to the dissolution of redevelopment in the State, the Agency had signed an Exclusive Right to Negotiate Agreement with a developer who brought the Agency three (3) letters of intent from restaurants for three (3) of the six (6) fronting auditoriums. Once the dissolution occurred, the developer backed out and funding was lost. Although there is no current development activity, indications of interest in the Property continue to be received from the development community.

In addition to the future development of the front six (6) screen auditoriums (not being used by Regal Cinema as noted above), the three (3) parcels to the south of the Regal Theater were planned for future restaurants and retail, with the westerly parcel's development planned for a restaurant/retail building to be constructed as an engineered buttress against the east wall of the California Theatre which will be connected to the Theatre's roof to serve as structural reinforcement for the Theatre, thereby providing structural support to act against the lateral forces arising from the Theatre's roof structure which lacks adequate bracing to withstand an earthquake.

California Theatre
APNs 0134-131-10, -30

The California Theatre (two of the ten Theater Square parcels), located at 562 W. 4th Street, is a 32,843 sf performing arts facility which was originally constructed in 1928. The California Theatre has a long and rich history and for years was owned and operated by the San Bernardino Civic Light Opera Association (the "CLO"), which staged many musicals and rented the Theatre to other, primarily local, performing arts groups. The CLO was negatively impacted by recessionary conditions which afflicted the organization for many years. In 1994, the CLO approached the Agency with a proposal to sell the California Theatre in order to raise the much-needed capital to continue utilizing the Theatre for performances. The Agency purchased the California Theatre in 1994, and, shortly thereafter, hired a production company to maintain and operate the Theatre.

On February 11, 1999, the Agency entered into an Agreement ("Agreement") with Theatrical Arts International ("TAI") for operation and management of the California Theatre. Currently, the Successor Agency remains responsible for the maintenance of the California Theatre and utilities. TAI is responsible for operating and production costs. The Successor Agency receives no revenue from TAI productions.

Site No. 21: Theater Square

Sturges Center
APN 0140-273-21

The Sturges Center (one of the ten Theater Square parcels) was originally known as the Sturges Auditorium in 1925 and was part of Sturges Junior High School. The school closed in 1974, and the City issued a request for proposals to develop and maintain the auditorium. The San Bernardino City Unified School District ("SBCUSD") retained ownership of the school property and sold the auditorium to the Agency. In 1985, the Agency sold the Sturges Auditorium to the Sturges Center for the Fine Arts, a non-profit corporation, and the auditorium's name was then changed to Sturges Center for the Fine Arts. In 1992, the Agency became the owner of the Sturges Center.

The Sturges Center provides good linkages to public transportation and consumer services and has a parking agreement with the SBCUSD (the Sturges Center property does not contain parking). In 1997, the Agency, the SBCUSD, and STURGES, a non-profit corporation, executed an agreement furthering the efforts to preserve the Sturges Center for the use and enjoyment of the residents of the City and the surrounding areas. The Sturges Center houses the San Bernardino Art Association Gallery, the San Bernardino Valley Concert Association, and the Office of the Center Manager.

On February 11, 1999, the Agency entered into an Agreement with TAI for operation and management of the Sturges Center. Currently, the Successor Agency remains responsible for the maintenance of the Sturges Center and utilities. TAI is responsible for operating and production costs. The Successor Agency receives no revenue from TAI productions.

The Sturges Center property contains specific deed restrictions in that be "...dedicated in perpetuity to the preservation and encouragement of fine arts for the Cultural Arts Community, and shall be used for no purpose inconsistent with this provision,"[29] and therefore there is no history of development proposals.

I. Disposition of Property:

It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of Theater Square is approximately $14,470,000.

The following process was used in determining the ECV of Theater Square:

Date of estimated current value – December 2011, January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service and Summary Appraisal Reports dated December 2011, prepared by Smothers Appraisal, James Smothers, MAI. The ECV is approximately $14,470,000.

[29] Grant Deed to the Redevelopment Agency of the City of San Bernardino, dated June 2, 1992, recorded in the County of San Bernardino, Document No. 92-230113

Site No. 21: Theater Square

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD

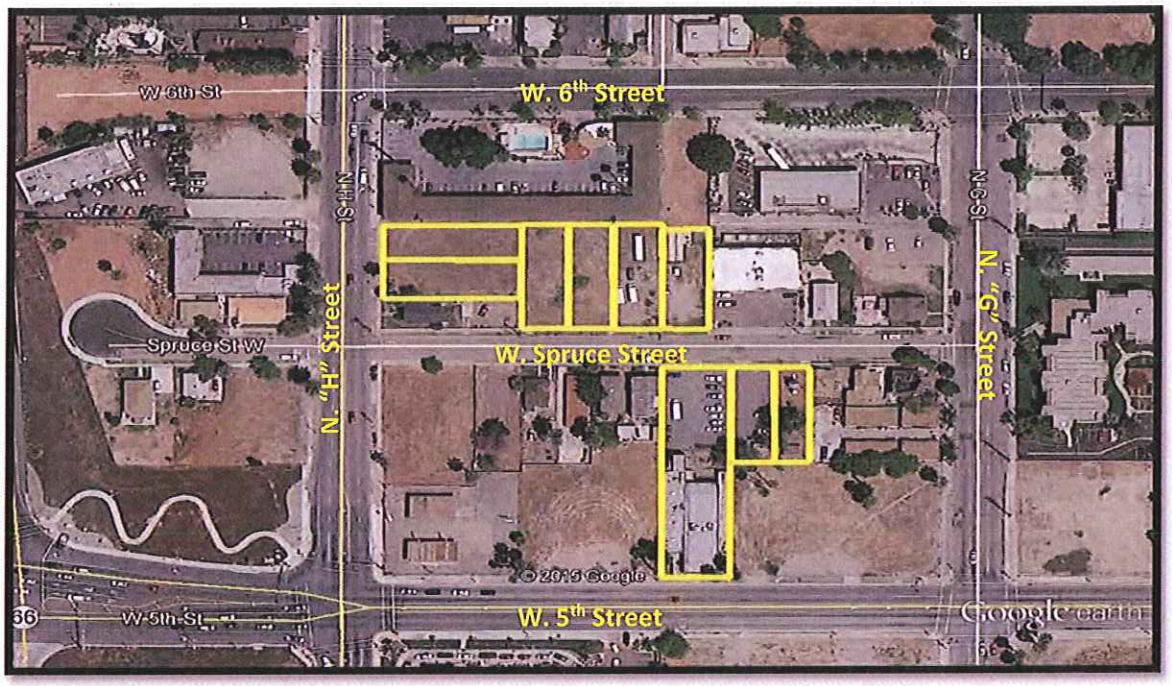
Proposed sale value – TBD

J. ***Implementation of the Long-Range Property Management Plan:***
Following approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be transferred to the City of San Bernardino for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then prior to the transfer of the property to the City, the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur thereafter consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then the affected properties will be transferred to the City pursuant to the authority provided by HSC § 34180 (f)(2), wherein the value of the affected properties will be determined as the fair market value as of the 2011 property tax lien date, as determined by an independent appraiser, and approved by the Oversight Board.

Site No. 22: W. 5th Street/W. Spruce Street/N. "H" Street Commercial Property

Address:	*746 W. 5th Street*	*W. Spruce Street*	*N. "H" Street*
APNs:	*0134-054-07*	*0134-053-25*	*0134-053-20*
	0134-054-08	*0134-053-26*	*0134-053-21*
	0134-054-09		*0134-053-22*
			0134-053-23



Site No. 22: W. 5th Street/W. Spruce Street/N. "H" Street Commercial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 22 is the W. 5th Street/W. Spruce Street/N. "H" Street Commercial Property (the "Commercial Property") and is proposed to be transferred to the City of San Bernardino for future development pursuant to HSC § 34191.5 (c)(2).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Commercial Property was acquired by the Agency on June 28, 2011, and carries a total Book Value of $2,678,819. The Agreement for Purchase and Sale was executed May 31, 2011. The Vacant Commercial Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Vacant Commercial Property is approximately $275,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Vacant Commercial Property consists of nine (9) parcels (APNs 0134-053-20, -21, -22, -23, -25, -26 and 0134-054-07, -08, -09) totaling 1.64 acres located on W. 5th Street, N. "H" Street, and W. Spruce Street.

The following table describes the improvements located on the Commercial Property:

W. 5th Street Commercial Property Improvements					
APN	*Address*	*Current (c) or Former (f) Use*	*Type of Structure / Improvement*	*Year Constructed*	*Square Footage*
0134-053-20	W. Spruce Street	Vacant	---	---	---
0134-053-21					
0134-053-22					
0134-053-23					
0134-053-25	N. "H" Street				
0134-053-26					
0134-054-07	746 W. 5th Street	Salvation Army Center (f)	2-Story Concrete	1949 / 1950	10,578
0134-054-08		Parking Lot (f)	Asphalt	N/A	N/A
0134-054-09		Playground (f)	Dirt		

The Commercial Property is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

Site No. 22: W. 5th Street/W. Spruce Street/N. "H" Street Commercial Property

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine an ECV for the Commercial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $275,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

There are no site revenues generated from the Commercial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***

There is no known history of environmental contamination.[30]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a TOD in conjunction with Commercial Property.

The Downtown area plays a pivotal role in the City. It is the symbolic center as well as the social and economic heart of San Bernardino. Within its boundaries are the City Hall, City Police Headquarters, County Administrative Center, Law Library and Court House, Carousel Mall, Federal building, State offices, California Theatre of the Performing Arts, Caltrans, Seccombe Lake Recreation Area, Pioneer Memorial Cemetery, Sturges Auditorium, Radisson Hotel, and Meadowbrook Park. There is an opportunity to capitalize and improve upon this role. According to the Existing Economic Conditions and Trends Study prepared for the General Plan Update, "the large cluster of existing multi-government offices in the City, particularly in the downtown area, provide a sustained demand for business, retail, and professional services in the City." The study also indicates that some of the office demand in San Bernardino is likely to be met by infill development in the Downtown area (approximately 170,000 square feet annually over the next five years) and with the City's long-term Downtown Revitalization strategy and possible expansion of the government center. The increased employment in the Downtown area will then provide additional support for retail and pedestrian oriented retail development. Opportunities for downtown revitalization in the downtown area are new mixed-use residential and office development projects, which will help support the addition of new retail space.

The transfer of the Commercial Property for future development to the City of San Bernardino advances the planning objectives of the Successor Agency in accordance with the City's General Plan, 2009-Downtown Core Vision & Action Plan, the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014, and the March 2008-SCAG Region: Compass Blueprint Case Study, Downtown San Bernardino Plan to:

[30] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=h+st+and+spruce+st+san+bernardino

1. Reduce crime by acquiring and clearing several blocks for development near the intersection of 5th and "G" Streets in order to replace underutilized and vacant areas with uses that catalyze investment;

2. Enter into an agreement with a developer to construct mixed use housing/retail units on Agency-owned land near 5th and "G" Streets;

3. Recycle and/or develop underutilized parcels to eliminate blight and accommodate higher and better economic uses while enhancing the City's financial resources;

4. Protect large parcels that front onto freeways and commercial corridors from subdivision into smaller parcels;

5. Establish and maintain an on-going relationship with Caltrans;

6. Capture appropriate demand that meets the community's needs and takes full advantage of emerging development and economic opportunities;

7. Provide opportunities for private investment in the City;

8. Provide opportunities for retail and other non-residential commercial and office uses;

9. Encourage pedestrian friendly uses;

10. Focus on creating distinct, discernible "places" of varied sizes, functions, and complexity;

11. Expand opportunities by encouraging an appropriate mix of revenue-generating land uses to maintain a competitive edge and a strong sales tax base;

12. Maximize opportunities that generate taxable sales in targeted growth areas; and

13. Develop combined urban street retail that will leverage and complement the existing retail uses.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
APN's 0134-054-07, -08, and -09 is the former location of the City's Salvation Army shelter. The other six (6) parcels have been vacant since at least 1994 according to Google Earth®.

I. ***Disposition of Property:***
It is proposed that an RFP It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Commercial Property is approximately $275,000.

The following process was used in determining the ECV of the Commercial Property:

Site No. 22: W. 5th Street/W. Spruce Street/N. "H" Street Commercial Property

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $275,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD

Proposed sale value – TBD

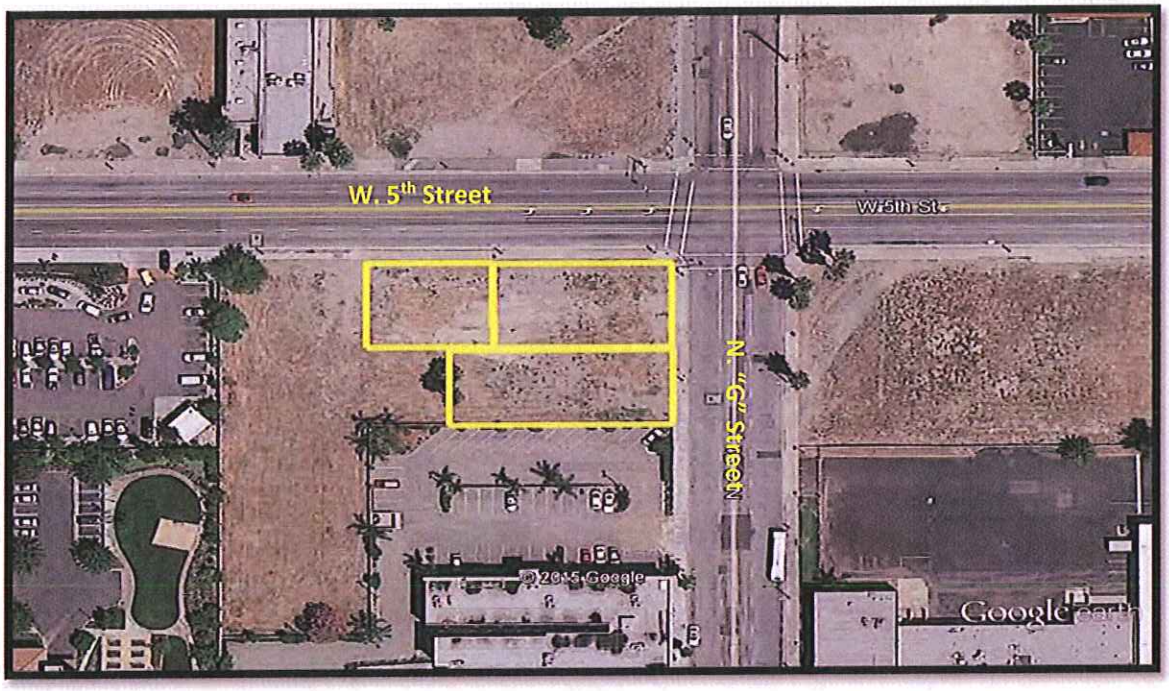
J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be transferred to the City of San Bernardino for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then prior to the transfer of the property to the City, the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur thereafter consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then the affected properties will be transferred to the City pursuant to the authority provided by HSC § 34180 (f)(2), wherein the value of the affected properties will be determined as the fair market value as of the 2011 property tax lien date, as determined by an independent appraiser, and approved by the Oversight Board.

Site No. 23: Vacant W. 5th Street Commercial Property

Address:	*575 W. 5th Street*	*701 W. 5th Street*	*490 N. "G" Street*
APN:	*0134-093-07*	*0134-093-08*	*0134-093-09*



Site No. 23: Vacant W. 5th Street Commercial Property

A. *Permissible Use (HSC § 34191.5 (c)(2)):*

Site No. 23 is the Vacant W. 5th Street Commercial Property (the "Vacant Commercial Property") and is proposed to be transferred to the City of San Bernardino for future development pursuant to HSC § 34191.5 (c)(2).

B. *Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):*

Property records indicate that the Vacant Commercial Property was acquired by the Agency in two separate transactions and carries a total Book Value of $1,729,486. The following table details the property records:

Acquisition Details of the Vacant Commercial Property		
APN	*Acquisition Date*	*Book Value*
0134-093-07	November 2007	$1,089,000
0134-093-08	January 2009	$640,486
0134-093-09		

The Vacant Commercial Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Vacant Commercial Property is approximately $97,000.

C. *Site Information (HSC § 34191.5 (c)(1)(C)):*

The Vacant Commercial Property consists of three (3) parcels (APNs 0134-093-07, -08, -09) totaling 0.53 acres located at 575 and 701 W. 5th Street and 490 N. "G" Street. The Vacant Commercial Property is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

D. *Estimated Current Value (HSC § 34191.5 (c)(1)(D)):*

To determine an ECV for the Vacant Commercial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $97,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. *Site Revenues (HSC § 34191.5 (c)(1)(E)):*

There are no site revenues generated from the Vacant Commercial Property.

Site No. 23: Vacant W. 5th Street Commercial Property

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***

APN 0134-093-07:

In August 2006, Advanced GeoEnvironmental, Inc. ("AGE") conducted and submitted a *Phase I Environmental Assessment 723 - 739 West 5th Street, San Bernardino, California* at the request of the Agency. AGE's recommendation:

> "Based on AGE's findings from this Phase I Environmental Assessment, AGE does not recommend any additional environmental investigation at this time."

The Agency accepted AGE's 2006 recommendation.

APN 0134-093-08:

In August 2006, AGE conducted and submitted a *Phase I Environmental Assessment Former Greyhound Bus Station 701 - 705 West 5th Street, and 490 North G Street, San Bernardino, California* at the request of the Agency. AGE's recommendations:

> "Based upon AGE's findings from this Phase I Environmental Assessment, AGE recommends that a geophysical of the property be conducted to determine whether underground storage tanks still exist on the property. Following the geophysical survey, soil borings should be drilled in order to rule out any possibility of soil contamination from the former fueling facility as well as from the operation of the automobile repair facility."

In May 2008, AGE conducted and submitted a *Phase II Environmental Assessment - 701 - 705 W. 5th Street, San Bernardino, California* at the request of the Agency. AGE's recommendation:

> "Based on the findings of this investigation…AGE does not believe that the trace concentrations of hydrocarbons detected is significant or warrants further investigation."

The Agency accepted AGE's 2008 recommendation.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a TOD in conjunction with Vacant Commercial Property.

The Downtown area plays a pivotal role in the City. It is the symbolic center as well as the social and economic heart of San Bernardino. Within its boundaries are the City Hall, City Police Headquarters, County Administrative Center, Law Library and Court House, Carousel Mall, Federal building, State offices, California Theatre of the Performing Arts, Caltrans, Seccombe Lake Recreation Area, Pioneer Memorial Cemetery, Sturges Auditorium, Radisson Hotel, and Meadowbrook Park. There is an opportunity to capitalize and improve upon this role. According to the Existing Economic Conditions and Trends Study prepared for the General Plan Update, "the large cluster of existing multi-government offices in the City, particularly in the downtown area, provide a sustained demand for business, retail, and professional services in the City." The study also indicates that some of the office demand in San Bernardino is likely to be met by infill

development in the Downtown area (approximately 170,000 square feet annually over the next five years) and with the City's long-term Downtown Revitalization strategy and possible expansion of the government center. The increased employment in the Downtown area will then provide additional support for retail and pedestrian oriented retail development. Opportunities for revitalization in the downtown area are new mixed-use residential and office development projects, which will help support the addition of new retail space.

The transfer of the Commercial Property for future development to the City of San Bernardino advances the planning objectives of the Successor Agency in accordance with the City's General Plan, 2009-Downtown Core Vision & Action Plan, the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014, and the March 2008-SCAG Region: Compass Blueprint Case Study, Downtown San Bernardino Plan to:

1. Reduce crime by acquiring and clearing several blocks for development near the intersection of 5th and "G" Streets in order to replace underutilized and vacant areas with uses that catalyze investment;

2. Enter into an agreement with a developer to construct mixed use housing/retail units on Agency-owned land near 5th and "G" Streets;

3. Recycle and/or develop underutilized parcels to eliminate blight and accommodate higher and better economic uses while enhancing the City's financial resources;

4. Protect large parcels that front onto freeways and commercial corridors from subdivision into smaller parcels;

5. Establish and maintain an on-going relationship with Caltrans;

6. Capture appropriate demand that meets the community's needs and takes full advantage of emerging development and economic opportunities;

7. Provide opportunities for private investment in the City;

8. Provide opportunities for retail and other non-residential commercial and office uses;

9. Encourage pedestrian friendly uses;

10. Focus on creating distinct, discernible "places" of varied sizes, functions, and complexity;
11. Expand opportunities by encouraging an appropriate mix of revenue-generating land uses to maintain a competitive edge and a strong sales tax base;

12. Maximize opportunities that generate taxable sales in targeted growth areas; and

13. Develop combined urban street retail that will leverage and complement the existing retail uses.

Site No. 23: Vacant W. 5th Street Commercial Property

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Commercial Property. Previously, the Property now vacant, contained a bus transit center, automobile repair shop, and a gas station.

I. ***Disposition of Property:***
It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Commercial Property is approximately $97,000.

The following process was used in determining the ECV of the Vacant Commercial Property #2:

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $97,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD

Proposed sale value – TBD

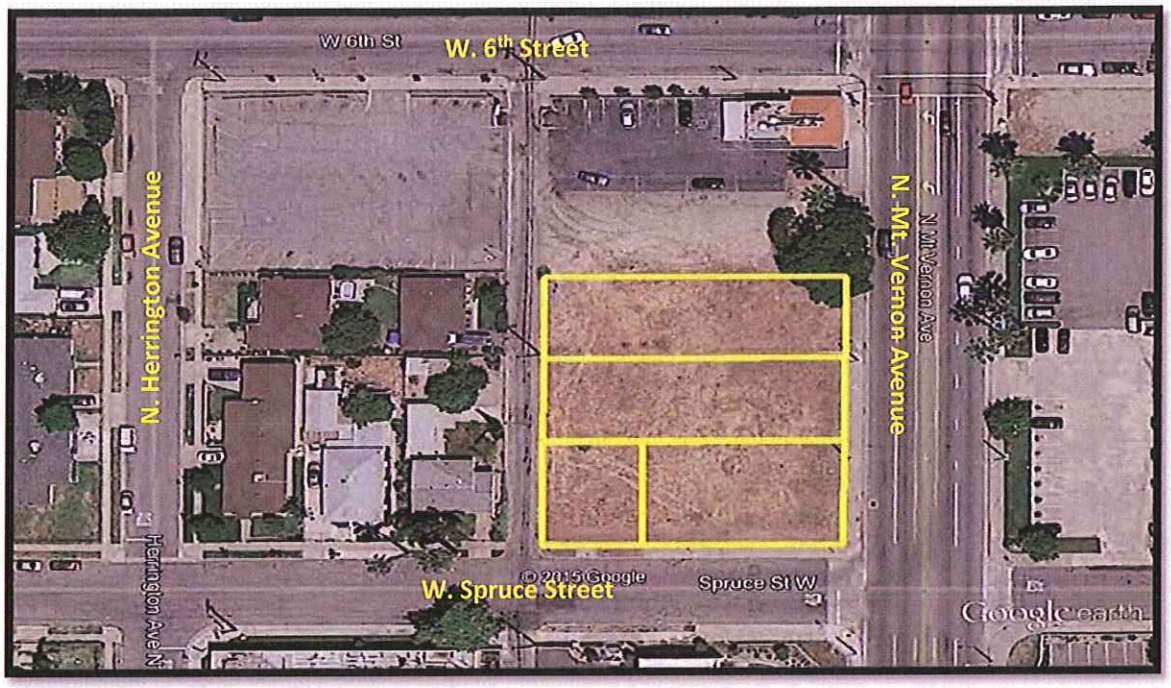
J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be transferred to the City of San Bernardino for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then prior to the transfer of the property to the City, the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur thereafter consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then the affected properties will be

transferred to the City pursuant to the authority provided by HSC § 34180 (f)(2), wherein the value of the affected properties will be determined as the fair market value as of the 2011 property tax lien date, as determined by an independent appraiser, and approved by the Oversight Board.

Site No. 24: Vacant N. Mt. Vernon Avenue & Vacant W. Spruce Street Commercial Property

Address:	*552 N. Mt. Vernon Avenue*	*1316 W. Spruce Street*	*578 N. Mt. Vernon Avenue*
APNs:	*0138-114-09*	*0138-114-11*	*0138-114-18*
	0138-114-10		



Site No. 24: Vacant N. Mt. Vernon Avenue & Vacant W. Spruce Street Commercial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 24 is the Vacant N. Mt. Vernon Avenue & W. Spruce Street Commercial Property (the "Vacant Commercial Property") and is proposed to be transferred to the City of San Bernardino for future development pursuant to HSC § 34191.5 (c)(2).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Commercial Property was acquired by the Agency in several separate transactions and carries a partial Book Value of $214,722. Agency staff continues to research the Acquisition Price for APN 0138-114-11. The following table details the property records:

Acquisition Details of the Vacant Commercial Property		
APN	*Acquisition Date*	*Book Value*
0138-114-09	August 2004	$60,822
0138-114-10	June 2005	$47,000
0138-114-11	October 2005	$0.00
0138-114-18	March 1993	$106,900

The Vacant Commercial Property was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Vacant Commercial Property is approximately $193,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Commercial Property consists of four (4) parcels (APNs 0138-114-09, -10, -11, -18) totaling 0.56 acres located at 552 and 578 N. Mt. Vernon and 1316 W. Spruce Street. The Vacant Commercial Property is zoned Commercial General (CG-3) in the 1992-Paseo Las Placitas Specific Plan (the "1992-SP"). The purpose of the CG-3 zone is to allow for local and regional serving retail, personal service, entertainment, office, and related commercial uses.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Commercial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $193,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Commercial Property.

Site No. 24: Vacant N. Mt. Vernon Avenue & Vacant W. Spruce Street Commercial Property

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[31]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Commercial Property.

Mount Vernon Avenue is a major north-south roadway located in the western portion of the City. Mount Vernon Avenue connects to the 30 and 215 freeways on the northern end, and Interstate 10 to the south. Historic Route 66 runs north along a portion of Mount Vernon Avenue from Foothill Boulevard/5th Street north to Cajon Boulevard, where it continues north through the Cajon Pass.

The transfer of the Commercial Property for future development to the City of San Bernardino advances the planning objectives of the Successor Agency in accordance with the City's General Plan, Paseo Las Placitas Specific Plan and EIR, and the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014:

1. Mt. Vernon/Spruce Street Retail Center: Enter into an agreement with a developer for the sale of four (4) Agency parcels for the development of new retail space;
2. Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood;
3. Maintain and enhance commercial uses along main thoroughfares such as Mt. Vernon Avenue;
4. Protect large parcels that front onto freeways and commercial corridors from subdivision into smaller parcels;
5. Establish and maintain an ongoing liaison with Caltrans;
6. Capture appropriate demand that meets the community's needs and takes full advantage of emerging development and economic opportunities;
7. Provide opportunities for private investment in the City;
8. Provide opportunities for retail and other non-residential commercial and office uses;
9. Encourage pedestrian friendly uses;
10. Achieve greater private sector profit, public benefit, and sustainability;
11. Focus on creating distinct, discernible "places" of varied sizes, functions, and complexity;

[31] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=578+N.+Mt.+Vernon+Ave%2C+san+bernardino

12. Enhance the quality of life and economic vitality in San Bernardino by strategic infill of new development and revitalization of existing development;

13. Promote development that integrates with and minimizes impacts on surrounding land uses;

14. Maximize opportunities that generate taxable sales in targeted growth areas; and

15. Develop combined urban street retail that will leverage and complement the existing retail uses.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Commercial Property.

I. ***Disposition of Property:***
It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Commercial Property is approximately $193,000.

The following process was used in determining the ECV of the Vacant Commercial Property:

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $193,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD

Proposed sale value – TBD

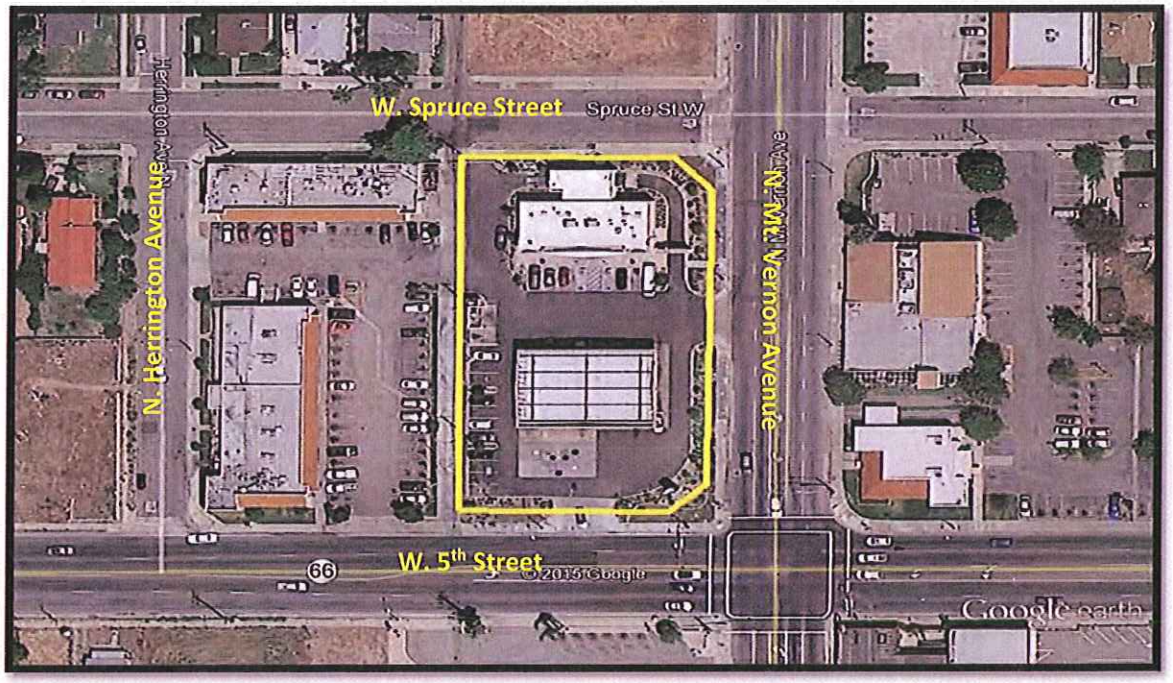
J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be transferred to the City of San Bernardino for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve

the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then prior to the transfer of the property to the City, the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur thereafter consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then the affected properties will be transferred to the City pursuant to the authority provided by HSC § 34180 (f)(2), wherein the value of the affected properties will be determined as the fair market value as of the 2011 property tax lien date, as determined by an independent appraiser, and approved by the Oversight Board.

Site No. 25: ARCO Gas Station

Address:	*542 N. Mt. Vernon Avenue*
APN:	*0138-115-13*



Site No. 25: ARCO Gas Station

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 25 is the ARCO Gas Station (the "Gas Station") and is proposed to be transferred to the City of San Bernardino for future development pursuant to HSC § 34191.5 (c)(2).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the Gas Station was acquired by the Agency several separate transactions and carries a total Book Value of $768,380. The following table details the property records:

Acquisition Details of the Gas Station Property				
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***	***Historical Background***
0138-115-13	August 2005	$35,522	0138-115-02	On May 27, 2008, Parcel Map 17809 was recorded, thereby creating APN 0138-115-13.
	August 2004	$49,907	0138-115-03	
	September 2005	$270,437	0138-115-04	
			0138-115-05	
	June 2001	$309,486	0138-115-06	
	February 2006	$103,028	0138-115-07	

The Gas Station was acquired by the Agency in order to benefit the residents of the surrounding areas, and the City as a whole, by providing a gas station to meet their needs. The estimated current value (the "ECV") of the Gas Station is approximately $1,950,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Gas Station consists of one (1) 0.95-acre parcel (APN 0138-115-13) located at 542 N. Mt. Vernon Avenue. Gas Station improvements were constructed in 2008 and include a convenience store (approximately 3,000 sf), fuel island canopy (approximately 5,000 sf), and a car wash building (approximately 900 sf).

The Gas Station is zoned Commercial General (CG-3) in the 1992-Paseo Las Placitas Specific Plan (the "1992-SP"). The purpose of the CG-3 zone is to allow for local and regional serving retail, personal service, entertainment, office, and related commercial uses.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine an ECV for the Gas Station Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $1,950,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

Site No. 25: ARCO Gas Station

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
One dollar ($1.00) in annual rent is generated from the Gas Station Property.

On January 10, 2005, the Agency entered into a lease (the "2005-Lease") with El Paseo Petroleum. The 2005-Lease was terminated by the Agency for abandonment and default. The current lease (the "2011-Lease"), dated May 11, 2011, is with A&A Holdings (the "Tenant"). The terms of the 2011-Lease hold the Tenant responsible for all taxes, utilities, and maintenance and repair of the property. Concurrently with the execution of the 2011-Lease, the Tenant is making a loan to the San Bernardino Economic Development Corporation (the SBEDC") in the amount of $1,900,000, which amount is being paid to Leasehold Mortgage Stonefield, the construction lender, as current payment of the Note and Deed of Trust on the Gas Station Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[32]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Gas Station Property.

Mount Vernon Avenue is a major north-south roadway located in the western portion of the City. Mount Vernon Avenue connects to the 30 and 215 freeways on the northern end, and Interstate 10 to the south. Historic Route 66 runs north along a portion of Mount Vernon Avenue from Foothill Boulevard/5th Street north to Cajon Boulevard, where it continues north through the Cajon Pass.

The transfer of the ARCO Gas Station for future development to the City of San Bernardino advances the planning objectives of the Successor Agency in accordance with the City's General Plan, Paseo Las Placitas Specific Plan and EIR, and the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014:

1. Maintain and enhance commercial uses along main thoroughfares such as Mt. Vernon Avenue;
2. Protect large parcels that front onto freeways and commercial corridors from subdivision into smaller parcels;
3. Establish and maintain an ongoing liaison with Caltrans;
4. Capture appropriate demand that meets the community's needs and takes full advantage of emerging development and economic opportunities;
5. Provide opportunities for private investment in the City;
6. Encourage pedestrian friendly uses;
7. Achieve greater private sector profit, public benefit, and sustainability; and

[32] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=542+n+mt+vernon+san+bernardino

8. Maximize opportunities that generate taxable sales in targeted growth areas.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
January 2005, the Agency entered into a Dispositions and Development Agreement (the "2005-DDA") with El Paseo Petroleum, LLC, (the "Developer") to construct and operate a gas station ("Phase-I") on the northwest corner of W. 5th Street and N. Mt. Vernon Avenue. The Agency was to acquire six (6) parcels for Phase-I of the 2005-DDA.

January 2005, Neighborhood Redevelopment Lease was executed between the Developer and the Agency.

February 2006, land assembly for Phase-I was completed by the Agency.

May 2008, Parcel Map 17809 was recorded thereby establishing a new parcel, APN 0138-115-13.

June 2008, the 2005-DDA was amended to require, among other items, the Developer to purchase the underlying land (Phase-I) from the Agency upon funding of the permanent loan, for an appraised value to be determined at such time. The sale of the land did not occur and the Agency entered into a lease with the Developer.

August 2008, the Developer entered into a construction contract for the construction of the gas station.

March 2010, the Developer opened the gas station for business.

August 3, 2010, the Developer was sued by its construction contractor for lack of payment.

December 2, 2010, the Developer closed the gas station pending a new agreement with a petroleum supplier.

February 1, 2011, lease is terminated with Developer.

February 14, 2011, 2005- DDA is terminated with Developer.

May 2011, Agency (SBEDC on behalf of the Agency) executed new Lease with ACCA Holdings (Ed Haddad) for the refurbishment and re-opening of the ARCO AM/PM with a Car Wash.

May 2011, Agency (SBEDC) executed Promissory Note in favor of ACCA to "borrow" $1,900,000 to buy the construction lender note.

May 2011, Agency (SBEDC on behalf of the Agency) executed Deed of Trust w/Assignment of Rents to ACCA to secure the $1.9M Promissory Note.

July 2011, A&A Holdings reopened gas station.

Site No. 25: ARCO Gas Station

I. ***Disposition of Property:***

It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Gas Station is approximately $1,950,000.

The following process was used in determining the ECV of the Gas Station Property:

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $1,950,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD

Proposed sale value – TBD

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be transferred to the City of San Bernardino for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then prior to the transfer of the property to the City, the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur thereafter consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then the affected properties will be transferred to the City pursuant to the authority provided by HSC § 34180 (f)(2), wherein the value of the affected properties will be determined as the fair market value as of the 2011 property tax lien date, as determined by an independent appraiser, and approved by the Oversight Board.

Site No. 26: Vacant N. Little League Drive & I-215 Residential Property

Site Address: *N. Little League Drive & I-215*

APN:

0261-111-21	0261-451-03	0261-451-19	0261-451-35	0261-461-03	0261-461-19	0261-461-35	0261-461-51
0261-111-23	0261-451-04	0261-451-20	0261-451-36	0261-461-04	0261-461-20	0261-461-36	0621-461-52
0261-111-25	0261-451-05	0261-451-21	0261-451-37	0261-461-05	0261-461-21	0261-461-37	0261-461-53
0261-111-29	0261-451-06	0261-451-22	0261-451-38	0261-461-06	0261-461-22	0261-461-38	0261-461-54
0261-111-30	0261-451-07	0261-451-23	0261-451-39	0261-461-07	0261-461-23	0261-461-39	0261-461-55
0261-111-33	0261-451-08	0261-451-24	0261-451-40	0261-461-08	0261-461-24	0261-461-40	0261-461-56
0261-111-35	0261-451-09	0261-451-25	0261-451-41	0261-461-09	0261-461-25	0261-461-41	0261-461-57
0261-111-37	0261-451-10	0261-451-26	0261-451-42	0261-461-10	0261-461-26	0261-461-42	0261-461-58
0261-111-40	0261-451-11	0261-451-27	0261-451-43	0261-461-11	0261-461-27	0261-461-43	0261-461-59
0261-121-01	0261-451-12	0261-451-28	0261-451-44	0261-461-12	0261-461-28	0261-461-44	0261-461-60
0261-121-02	0261-451-13	0261-451-29	0261-451-45	0261-461-13	0261-461-29	0261-461-45	0261-461-61
0261-121-03	0261-451-14	0261-451-30	0261-451-46	0261-461-14	0261-461-30	0261-461-46	0261-461-62
0261-121-13	0261-451-15	0261-451-31	0261-451-47	0261-461-15	0261-461-31	0261-461-47	0261-461-63
0261-121-14	0261-451-16	0261-451-32	0261-451-48	0261-461-16	0261-461-32	0261-461-48	0261-461-64
0261-451-01	0261-451-17	0261-451-33	0261-461-01	0261-461-17	0261-461-33	0261-461-49	0261-461-65
0261-451-02	0261-451-18	0261-451-34	0261-461-02	0261-461-18	0261-461-34	0261-461-50	0261-461-66
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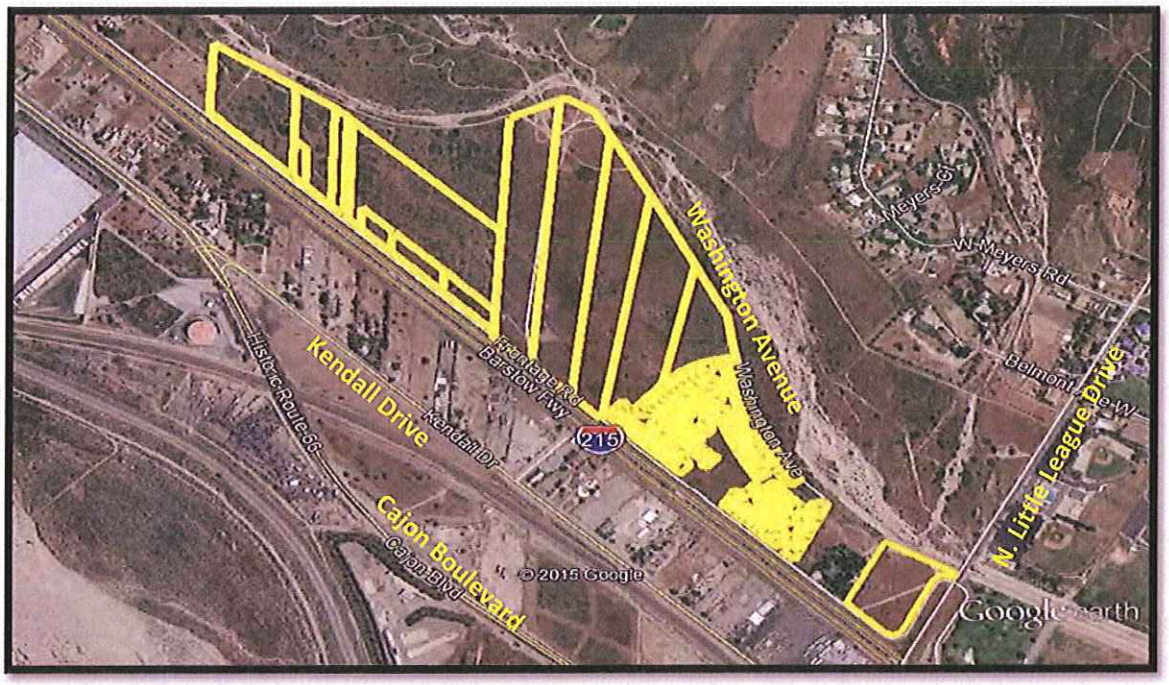


Site No. 26: Vacant N. Little League Drive & I-215 Residential Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 26 is the Vacant N. Little League Drive & I-215 Residential Property (the "Vacant Residential Property") and is proposed to be transferred to the City of San Bernardino for future development pursuant to HSC § 34191.5 (c)(2).

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

The Vacant Residential Property was acquired by the Agency in August 2001, and August 2005. It carries a total Book Value of $2,122,209. The Vacant Residential Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property is approximately $3,281,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Vacant Residential Property consists of 129 parcels (APNs: 0261-111-21, -23, -25, -29, -30, -33, -35, -37, -40; 0261-121-01, -02, -03, -13, -14; 0261-451-01 to -48; 0261-461-01 to -66; 0261-171-06) totaling 93.90 acres and located at the northwesterly corner of N. Little League Drive and I-215. The Vacant Residential Property is zoned Residential Low (RL), Residential Low (RL-3.5), and Publicly owned Flood Control (PFC). The RL and RL-3 designations are intended to promote the development of low-density, large lot, single-family detached residential units with a minimum average lot size of 10,800 square feet. The RL and RL-3.5 zone allows a maximum density of 3.1 units per net acre or 3.5 units per net acres, respectively. The intent of the PFC designation is to provide for the continuation, maintenance, and expansion of public flood control facilities.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

To determine the ECV for the Vacant Residential Property, the Agency conducted a comparable sales analysis through the National Data Collective. The comparable sales analysis resulted in a potential value of $6,500,000. Analyzing the Property further, given its location in a flood pain and a habitat area, the $6,500,000 was offset by two (2) significant cost impacts: (i) the cost of fill dirt to raise the Property above flood plain levels and (ii) the cost of mitigating the potential Kangaroo Rat Habitat. Approximately 20 percent of the Property's overall acreage of 93.90 acres was used to determine the number of acres that would necessitate fill dirt and Kangaroo Rat Habitat Mitigation costs.

After accounting for the additional costs, the ECV was determined to be approximately $3,281,000, as depicted below:

Comparable Sales Value:	$6,200,000
(Fill dirt @ $7/cy)(7,893cy/ac)(18.8ac):	($1,039,000)
Kangaroo Rat Habitat Mitigation ($100,000/ac)(1:1)(18.8ac):	($1,880,000)
ECV:	**$3,281,000**

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal.

Site No. 26: Vacant N. Little League Drive & I-215 Residential Property

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
In March 2006, Proterra Consulting, Inc. ("PCI") conducted and submitted a *Phase I Environmental Assessment Bice Property Proposed Residential Development, 105 Acres Undeveloped Land Near Interstate I-215 and Little League Drive, San Bernardino, California* at the request of Century Vintage Homes. PCI's conclusions and recommendations:

> "The site reconnaissance and review of historical aerial photographs generally support the finding that the property has been undeveloped since at least 1930…
>
> There were no significant environmental concerns observed on the property. Based on the lack of Recognized Environmental Conditions associated with the property, additional environmental investigation appears unwarranted at this time."

The Agency accepted PCI's conclusions and recommendations.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Residential Property.

Verdemont Heights is a residential community located in the northwestern most corner of the City, nestled in the foothills of the San Bernardino Mountains and overlooking the Cajon Creek Wash and the Glen Helen Regional Park. Verdemont Heights is bordered on the north by the San Bernardino National Forest, on the southwest by Kendall Drive, Interstate 215, and the Cajon Creek, and on the southeast by the Devil's Canyon Flood Control Basins and the East Branch of the California Aqueduct.

The transfer of the Vacant Residential Property for future development to the City of San Bernardino advances the planning objectives of the Successor Agency in accordance with the City's General Plan, Verdemont Height Area Plan, 2009-Downtown Core Vision & Action Plan, and the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014:

1. Conduct feasibility analysis and seek a developer to develop the 100 acres of Agency-owned land on the north side of Little League Drive known as the Bice property;

2. Provide the guidance and direction to create an identifiable village that is unique and includes a range of services and activities to serve the residents of the area;

3. Work with Omnitrans, explore the feasibility of "transit friendly" uses, such as park-and-ride lots, higher density transit oriented developments, and transit stations;

4. Establish and maintain an ongoing liaison with Caltrans, the railroads, and other agencies to help minimize impacts and improve aesthetics of their facilities and operations;

including possible noise walls, berms, limitation on hours and types of operations, landscaped setbacks and decorative walls along its periphery;

5. Collaborate with California State University, San Bernardino to create a transit system;

6. Protect large parcels that front onto freeways and commercial corridors from subdivision into smaller parcels;

7. Control development and the use of land to minimize adverse impacts on significant natural, historic, cultural, habitat, and hillside resources;

8. Promote the development of higher end housing;

9. Attract upscale local serving uses to serve the residents of the area;

10. Promote development that integrates with and minimizes impacts on surrounding land uses;

11. Ensure new developments be designed to complement and not devalue the physical characteristics of the surrounding environment;

12. Conserve and enhance San Bernardino's biological resources;

13. Sensitively integrate regionally beneficial land uses such as transportation corridors, flood control systems, utility corridors, and recreational corridors into the community;

14. Focus on creating distinct, discernible "places" of varied sizes, functions, and complexity';

15. Expand our industrial market and office development opportunities; and

16. Expand opportunities by encouraging an appropriate mix of revenue-generating land uses to maintain a competitive edge and a strong sales tax base.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

On May 18, 2004, a Developer presented a proposal to purchase and develop a portion of the Vacant Residential Property. On July 24, 2006, a Disposition and Development Agreement (the "DDA") was approved between the Agency and the Developer for the development and sale of approximately 79 acres of the Property. The remaining acreage was to be retained for use as parkland and recreational space. In January 2007, the Developer and the Agency executed the DDA. On January 26, 2007, escrow was opened.

The Developer worked diligently on this project for over five (5) years, meeting numerous times with Agency and City staff in order to make this project a reality in addition to meetings and ongoing studies with the County Flood Control District on hydrology and debris flow analysis. However, due to the downturn in the economy and extreme problems and difficulties in both the

housing and financing markets, the original project approved in the DDA became impossible to accomplish. Subsequently, on August 18, 2008, the DDA was mutually terminated.

In an attempt to market the Vacant Residential Property to suit its highest and best use, the Agency had a Highest and Best Use Assessment (the "Assessment") completed in 2010. The conclusion of the Assessment was that the current economy clearly did not position the Vacant Residential Property for immediate development for any product type. However, the relatively near term recovery and demand expectations for office space and light industrial could provide an opportunity for these uses as the area begins to experience economic recovery beginning in 2013. Even though retail would be the highest and best use, the uncertainty in retail recovery and demand forecast could delay demand for up to 8 to 10 years.

In 2010, the development known as Spring Trails attempted to secure a secondary access to the housing development. Between the existing neighborhoods not wanting the additional traffic of the spring Trails development, and the flood control issues on the Vacant Residential Property, an access road was not obtained. While there are no current development proposals or activities related to the Vacant Residential property, interest in the Brokerage Community.

I. ***Disposition of Property:***

It is proposed that an RFP will be issued in accordance with the City's policies and procedures for property disposition located in Exhibit "A" Section II.

The ECV of the Vacant Residential Property is approximately $3,281,000.

The following process was used in determining the ECV of the Vacant Residential Property:

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $3,281,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD

Proposed sale value – TBD

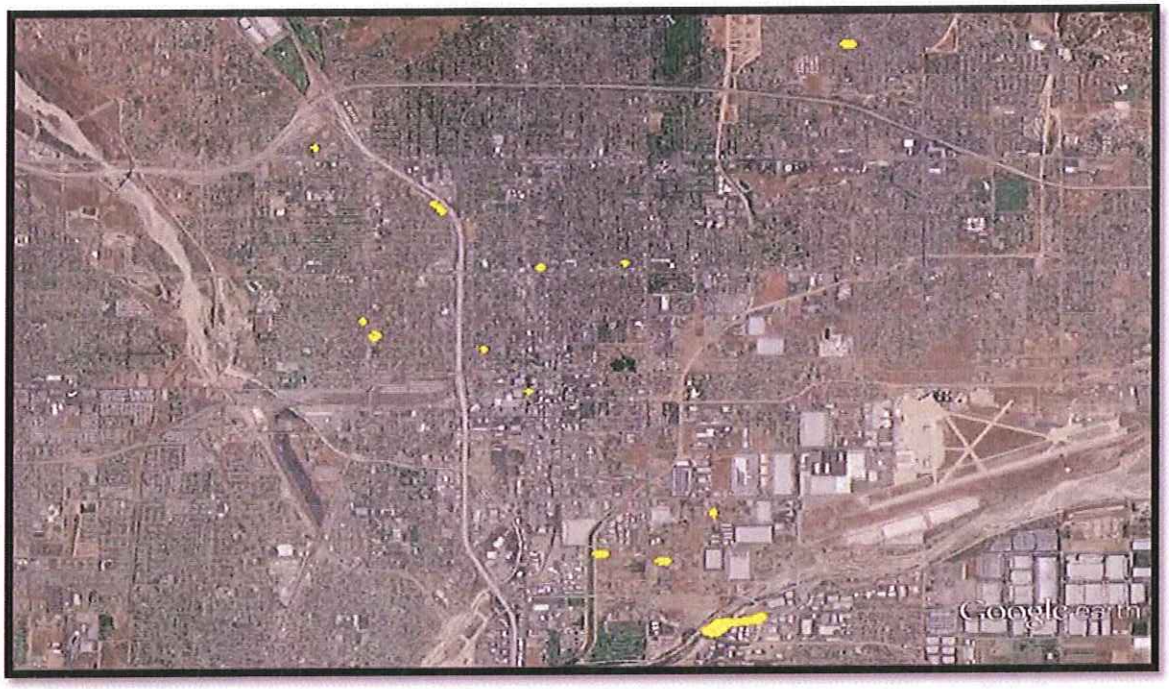
J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be transferred to the City of San Bernardino for future development, implementation will include securing an HSC § 34180 (f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation

Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then prior to the transfer of the property to the City, the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur thereafter consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then the affected properties will be transferred to the City pursuant to the authority provided by HSC § 34180 (f)(2), wherein the value of the affected properties will be determined as the fair market value as of the 2011 property tax lien date, as determined by an independent appraiser, and approved by the Oversight Board.

V. Property to be Sold



Property to be Sold [2]						
Site No. Site Reference (x[1])	***Address***	***APN***	***Site Size (ac)***	***Zoning [3]***	***Permissible Use***	***Estimated Current Value***
27. SBCTC Transit Center (3)	170 S. "E" Street 174 S. "E" Street	0136-111-14 0136-111-15 0136-111-24 portion of 0136-111-23	4.54	CCS-1	Sell	$1,704,000
28. Vacant Ramona Avenue Industrial Property (1)	2355 N. Ramona Avenue	0148-173-07	0.17	IL	Sell	$22,000
29. Vacant N. "J" Street Residential Property #1 (1)	N. "J" Street	0144-123-03	0.11	RS	Sell	$16,400
30. Vacant N. "J" Street Residential Property #2 (1)	N. "J" Street	0144-131-36	0.11	RS	Sell	$16,400
31. Vacant W. 17th Street Residential Property (1)	W. 17th	0144-123-46	0.11	RS	Sell	$16,400
32. Vacant N. Harris Street Residential Property (1)	N. Harris Street	0144-131-21	0.11	RS	Sell	$16,400
33. Vacant Union Street Residential Property (1)	1348 Union Street	0139-231-34	0.16	RS	Sell	$55,000
34. Vacant N. Crescent Avenue Residential Property (1)	673 N. Crescent Avenue	0134-014-10	0.08	RM	Sell	$8,500
35. Vacant N. "D" Street Residential Property #1 (1)	1238 N. "D" Street	0145-242-32	0.18	RM	Sell	$18,000
36. Vacant N. "D" Street Residential Property #2 (1)	N. "D" Street	0145-242-33	0.15	RM	Sell	$18,000
37. Vacant Wall Avenue Residential Property (1)	1256 Wall Avenue	0146-241-07	0.17	RM	Sell	$117,000
38. Vacant N. Del Rosa Avenue Residential Property (1)	N. Del Rosa Avenue	0155-101-08	0.92	RM	Sell	$95,000
39. Vacant E. Santa Fe Street Industrial Property (1)	686 E. Santa Fe Street	0280-062-07	0.23	IL	Sell	$29,000
40. Vacant S. Foisy Street Industrial Property (1)	904 S. Foisy Street	0280-131-23	0.66	IL	Sell	$82,000
41. Vacant S. Washington Street Industrial Property (1)	882 S. Washington Street	0136-461-09	0.58	IL	Sell	$72,000
42. Vacant N. Mt. Vernon Avenue Commercial Property (2)	757 N. Mt. Vernon Avenue 761 N. Mt. Vernon Avenue	0139-291-60 0139-291-61	0.73	SP-PP CG-3	Sell	$252,000

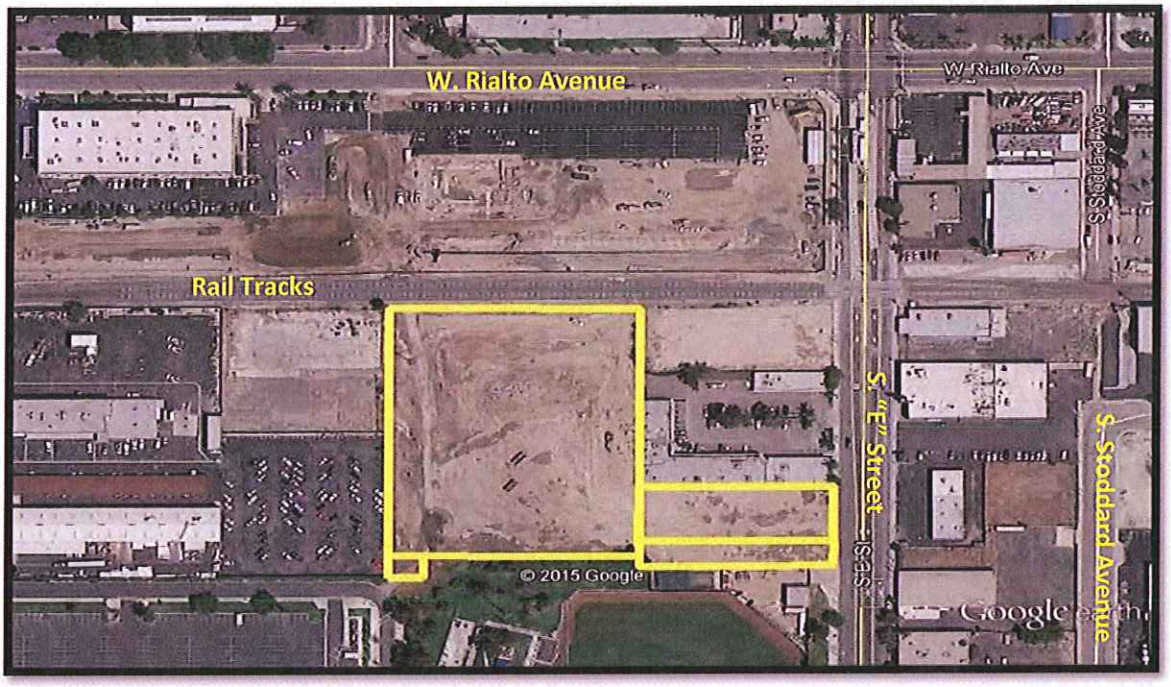
[1] (x) The number in parenthesis reflects the number of parcels that constitute the Site.
[2] See Exhibit "H" for Assessor Parcel Maps for properties to be Sold
[3] See Exhibit "I" for zoning/land use information

Property to be Sold [2]						
Site No. Site Reference (x[1])	***Address***	***APN***	***Site Size (ac)***	***Zoning*** [3]	***Permissible Use***	***Estimated Current Value***
43. N. "E" Street Unoccupied Restaurant Building (1)	385 N. "E" Street	0134-241-64	0.06	CR-2	Sell	$88,000
44. E. Cooley Avenue Parking Lot (2)	E. Cooley Avenue	0281-031-51 0281-041-41	4.25	IH	Sell	$310,000
45. E. Cooley Avenue Industrial Property (2)	E. Cooley Avenue	0281-021-30 0281-031-52	6.31	IH	Sell	$372,000

[1] (x) The number in parenthesis reflects the number of parcels that constitute the Site.
[2] See Exhibit "H" for Assessor Parcel Maps for properties to be Sold
[3] See Exhibit "I" for zoning/land use information

Site No. 27: SBCTC Transit Center

Address:	*170 S. "E" Street*	*174 S. "E" Street*	*None*	*280 S. "E" Street*
APN:	*0136-111-14*	*0136-111-15*	*0136-111-24*	*0136-111-23 (portion)*



Site No. 27: SBCTC Transit Center

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***

Site No. 27 is the site of the Downtown San Bernardino Transit Center (the "Transit Center") currently being constructed by the San Bernardino County Transportation Commission (the "SBCTC"). Site No. 27 is proposed to be sold by the Successor Agency to the SBCTC to be used as the Downtown Transit Center. The SBCTC brought an eminent domain action in 2013, against the Successor Agency to acquire the parcels for the Transit Center. Pursuant to the eminent domain action, the SBCTC deposited probable just compensation (appraised fair market value) for the parcels with the California Treasurer and obtained an Order of Possession. As a consequence, possession of the parcels has already transferred to the SBCTC and title will transfer to the SBCTC at the conclusion of the eminent domain action. Construction of the Transit Center is underway and completion of the project's first phase is anticipated to occur before the end of 2015.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***

Property records indicate that the parcels making up the Transit Center site were acquired by the Agency in several separate transactions and carried a total Book Value of $2,268,800. The following table details the property records:

Acquisition Details of the Transit Center		
APN	*Acquisition Date*	*Book Value*
0136-111-14	June 2010	$441,103
0136-111-15		
0136-111-24 0136-111-23 (portion)	July 2005	$1,827,697

The Transit Center site was acquired by the Agency in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight by assembling land and preparing property for future development. The estimated current value (the "ECV") of the Transit Center site is $1,704,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***

The Transit Center consists of three (3) parcels and part of a fourth parcel totaling 4.62 acres (APNs 0136-111-14, -15, -24, and a portion of -23) located at 170 S. "E" Street and 174 S. "E" Street. APN 0136-111-24 is land-locked and has no address. APN 0136-111-23 is the Baseball Stadium Park site (Site No. 6), the main address of which is 280 S. "E" Street, a portion of which will be used as a secondary/emergency access point to the Transit Center The Transit Center is zoned Central City South-1 (CCS-1). The CCS-1 designation is intended to permit general retail, professional office, and medical types of uses.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***

On March 22, 2013, the SBCTC filed with the Superior Court for the County of San Bernardino a *Summary of the Basis for Appraisal Opinion in Support of Deposit (C.C.P. § 1255.020(B))*. Mr. John J. Gobbell, Jr., a certified general real estate appraiser, was commissioned by the SBCTC to conduct the appraisal. Mr. Gobbell's conclusion was "that the probable amount of just compensation that will be awarded for the taking is $1,704,000." As noted above, the $1,704,000 valuation also includes approximately 4,000 sf of APN 0136-111-23 (Site No. 6 of this LRPMP) that will be used for a secondary/emergency access point to the Transit Center. The Agency

obtained an independent evaluation of the SBCTC's appraisal of $1,704,000 and the appraisal was found to be reasonable and accurate. Accordingly, the ECV of the Transit Center is $1,704,000.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

While there are no site revenues generated from the Transit Center, the SBCTC has deposited $1,704,000 with the California Treasurer in connection with its eminent domain proceeding, which will be disbursed to the record owner of the site upon transfer or title at the conclusion of the proceeding.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***

APN 0136-111-24:

In April 2009, AMEC Geomatrix, Inc. ("AMEC") conducted an environmental investigation and submitted a *Targeted Site Investigation Report, Transit Village Core, San Bernardino, California* at the request of the California Department of Toxic Substances Control (the "DTSC") with funding from a grant awarded to the Agency. AMEC's conclusions and recommendations are as follows:

> "The TSI was performed under the direction of the DTSC to assess environmental conditions at the site...For the intended future site use as light industrial and transit-related projects, only arsenic was detected in some soil samples from the site at concentrations that could pose an unacceptable risk to human health. Based on the results of the TSI, it is unlikely that the COPCs identified at the site would impact the groundwater; therefore, future groundwater sampling is not necessary.
>
> Concentrations of arsenic exceeding the Southern California upper-bound background concentration of 12 mg/kg (DTSC, 2009) need to be addressed to allow for site redevelopment. As noted in Section 6.0, soil sample results indicate that elevated levels of arsenic are limited predominantly to the northeast portion of the site and the southeast corner of the site. It may be practical to define the extent of arsenic-impacted soil for removal and offsite disposal. Alternatively, should these materials remain in place, then a deed restriction may be considered for those areas at the property.
>
> Recommendations for the site will depend upon final redevelopment plan and agency concurrence. For the intended land use as light industrial and transit-related projects, these could include the following.
>
> 1. Continue characterizing the extent of arsenic-impacted soil.
> 2. Excavate specific areas of the site with arsenic-impacted soils, as practical.
> 3. Areas of impacted soil, if left on site, will need to be covered with impervious barriers to prevent exposure to future site users.
> 4. If no soil removal is performed, place a deed restriction on the specific areas of the arsenic-impacted soil and prepare a soil management plan

in the event these areas would be disturbed by future development/maintenance activities."

DTSC and the Agency accepted AMEC's conclusions and recommendations.

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

The Transit Center provides multi-modal access to both local and regional public transit systems, along with direct transit access to and from three major universities in the region. The $128 million Transit Center is under construction with phase one opening in mid-2015 and phase two opening in mid-2016. The Transit Center brings the following multiple modes of public transit, with an estimated 8,000 people passing through the Transit Center daily:

- Metrolink Regional Passenger Rail System (opening mid-2016). The Southern California Regional Passenger Rail system (Metrolink) is being extended into downtown San Bernardino, where three new rail platforms at the Transit Center will be the origination and termination points for 50 passenger trains each day with service between downtown San Bernardino and downtown Los Angeles (avg. 20,000 weekly riders) and Orange County (avg. 7,500 weekly riders). Metrolink is the regional passenger rail system serving the 18 million residents in the five-county Southern California region. The Project Site is one of the only large, available properties adjacent to a main terminal station on the Metrolink system.

- sbX High-Speed Bus Rapid Transit (BRT) System (opened April 2014). The sbX Bus Rapid Transit (BRT) system commenced service in April 2014, the first high-speed BRT system outside of Los Angeles in Southern California. This transit system directly connects the Transit Center to a sixteen-mile transportation corridor with California State University, San Bernardino (17,000 students & faculty) at the north end and Lorna Linda University & Medical Center (8,000 students & faculty) at the south end. There is a sbX BRT center-lane station at the mid-point on the eastern boundary of the Transit Center.

- Local Light Rail Transit System (opening 2018). A 9-mile light rail system connecting downtown San Bernardino to downtown Redlands and the University of Redlands (4,000+ students & faculty) is currently under design and engineering. This transit system is programmed to commence service in 2018. The light rail system is proposed to have six stations with origination and termination at the Transit Center.

Local and Regional Bus Service (opening mid-2015). The Transit Center also contains 22 bus bays that bring together local and regional bus service from throughout San Bernardino and Riverside Counties, serving over two million residents throughout Inland Southern California.

The completion of the Transit Center project advances the planning objectives of the Successor Agency and the City to (i) complete the design and construction of an Intermodal Transit Station located at the Southwest corner of Rialto Avenue and "E" Street on a vacant 4.5-acre parcel to replace the current bus transit mall along 4th Street; (ii) complete the construction of the Transit

Center; (iii) encourage economic activity that capitalizes upon the transportation and locational strengths of San Bernardino; and (iv) continue to build upon location and transportation advantages.

On February 23, 2015, the Oversight Board adopted its Resolution No. SBOB/2015-01 approving a proposed Interlocutory Judgment in Condemnation in the SBCTC's eminent domain proceeding, San Bernardino County Superior Court Case No. CIVDS 1302927, San Bernardino County Transportation Commission, as plaintiff, vs. San Bernardino Economic Development Corporation, et al., as defendants. The Successor Agency, as the current record owner of the Transit Center site, is named as a defendant in the proceeding. The purposes of Resolution No. SBOB/2015-01 were (1) to request DOF's approval of the Agency's agreement to accept the SBCTC's deposit of $1,704,000 as just compensation for the taking of the Transit Center site, and (2) to request DOF's written determination of whether $870,000 of the deposit should be paid to the SBCTC by way of offset. The SBCTC's offset claim is based upon a pre-condemnation agreement of the San Bernardino Economic Development Corporation (the "SBEDC") to convey part of the Transit Center site, valued at $870,000, to the SBCTC. The SBEDC acquired that property from the former RDA in a March 2011 transfer that the State Controller and DOF later determined to have been unauthorized. The SBCTC is aware of that determination and has agreed not to pursue its offset claim against the deposited funds provided that DOF determines the funds to be an asset of the Successor Agency to be used only as approved by the DOF, and does not approve the use of any part of the funds to satisfy the SBCTC's claim to an offset. In a letter dated April 17, 2015, however, the DOF declined to approve Resolution No. SBOB/2015-01 and returned it to the Oversight Board for further consideration. The matter was later taken up in a "Meet and Review" meeting with DOF and the ultimate determination of the matter is pending.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Transit Center.

I. ***Disposition of Property:***
The SBCTC currently has a Superior Court "Order of Possession" for the Transit Center, and the construction of the Transit Center is almost complete.

Date of estimated current value – March 2013

Value Basis – Appraisal - ECV is $1,704,000.

Proposed sale date – TBD

Proposed sale value – $1,704,000

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries

associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 28: Vacant Ramona Avenue Industrial Property

Address:	*2355 N. Ramona Avenue*
APN:	*0148-173-07*

Site No. 28: Vacant Ramona Avenue Industrial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 28 is the Vacant Ramona Avenue Industrial Property (the "Vacant Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Industrial Property was acquired by the Agency in January 2010, and carries a Book Value of $21,500. The Vacant Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Industrial Property is approximately $22,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Industrial Property consists of one (1) 0.17-acre parcel (APN 0148-173-07) located at 2355 N. Ramona Avenue. The Vacant Industrial Property is zoned Industrial Light (IL). The IL designation is intended to retain, enhance and intensify existing industrial property, and provide for the new development of lighter industrial uses along major vehicular, rail, and air transportation routes serving the City.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Industrial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $22,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Industrial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[33]

[33] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=2355+n+ramona%2C+san+Bernardino

Site No. 28: Vacant Ramona Avenue Industrial Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Industrial Property.

Selling the Vacant Industrial Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Industrial Property is approximately $22,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $22,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There

Site No. 28: Vacant Ramona Avenue Industrial Property

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 29: Vacant N. "J" Street Residential Property #1

Address:	*N. "J" Street*
APN:	*0144-123-03*

Site No. 29: Vacant N. "J" Street Residential Property #1

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 29 is the Vacant "J" Street Residential Property #1 (the "Vacant Residential Property #1") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Residential Property #1 was acquired by the Agency in February 1994, and carries a Book Value of $6,700. The Vacant Residential Property #1 was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property #1 is approximately $16,400.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Residential Property #1 consists of one (1) 0.11-acre parcel (APN 0144-123-03) located at southwest corner of "J" Street and 17th Street. The Vacant Residential Property #1 is zoned Residential Suburban (RS). The RS designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Residential Property #1, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $16,400.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property #1.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[34]

[34] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=J+St+and+17th+St+San+Bernardino

Site No. 29: Vacant N. "J" Street Residential Property #1

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a TOD in conjunction with Vacant Residential Property #1.

Selling the Vacant Residential Property #1 to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property #1.

I. ***Disposition of Property:***

The Successor Agency proposes to sell the Vacant Residential Property #1 in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property #1 is approximately $16,400.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $16,400.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 29: Vacant N. "J" Street Residential Property #1

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 30: Vacant N. "J" Street Residential Property #2

Address:	*N. "J" Street*
APN:	*0144-131-36*

Site No. 30: Vacant N. "J" Street Residential Property #2

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 30 is the Vacant N. "J" Street Residential Property #2 (the "Vacant Residential Property #2") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Residential Property #2 was acquired by the Agency in February 1994, and carries a Book Value of $10,150. The Vacant Residential Property #2 was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property #2 is approximately $16,400.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Residential Property #2 consists of one (1) 0.11-acre parcel (APN 0144-131-36) located at southeast corner of "J" Street and 17th Street. The Vacant Residential Property #2 is zoned Residential Suburban (RS). The RS designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Residential Property #2, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $16,400.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property #2.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[35]

[35] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=J+St+and+17th+St+San+Bernardino

Site No. 30: Vacant N. "J" Street Residential Property #2

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Residential Property #2.

Selling the Vacant Residential Property #2 to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property #2.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Residential Property #2 in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property #2 is approximately $16,400.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $16,400.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 30: Vacant N. "J" Street Residential Property #2

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 31: Vacant W. 17th Street Residential Property

Address:	*W. 17th Street*
APN:	*0144-123-46*

Site No. 31: Vacant W. 17th Street Residential Property

A. *Permissible Use (HSC § 34191.5 (c)(2)):*

Site No. 31 is the Vacant W. 17th Street Residential Property (the "Vacant Residential Property") and is proposed to be sold by the Successor Agency.

B. *Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):*

Property records indicate that the Vacant Residential Property was acquired by the Agency in June 1994, and carries a Book Value of $12,000. The Vacant Residential Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property is approximately $16,400.

C. *Site Information (HSC § 34191.5 (c)(1)(C)):*

The Vacant Residential Property consists of one (1) 0.11-acre parcel (APN 0144-123-46) located at southwest corner of "J" Street and 17th Street. The Vacant Residential Property is zoned Residential Suburban (RS). The RS designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. *Estimated Current Value (HSC § 34191.5 (c)(1)(D)):*

To determine an ECV for the Vacant Residential Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $16,400.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. *Site Revenues (HSC § 34191.5 (c)(1)(E)):*

There are no site revenues generated from the Vacant Residential Property.

F. *History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):*

There is no known history of environmental contamination.[36]

[36] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=J+St+and+17th+St+San+Bernardino

Site No. 31: Vacant W. 17th Street Residential Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a TOD in conjunction with Vacant Residential Property.

Selling the Vacant Residential Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There is no history of previous development proposals or activities in conjunction with the Vacant Residential property.

I. ***Disposition of Property:***

The Successor Agency proposes to sell the Vacant Residential Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property is approximately $16,400.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $16,400.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 31: Vacant W. 17th Street Residential Property

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 32: Vacant N. Harris Street Residential Property

Address:	*N. Harris Street*
APN:	*0144-131-21*

Site No. 32: Vacant N. Harris Street Residential Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 32 is the Vacant N. Harris Street Residential Property (the "Vacant Residential Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Residential Property was acquired by the Agency in February 1994, and carries a Book Value of $7,500. The Vacant Residential Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property is approximately $16,400.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Residential Property consists of one (1) 0.11-acre parcel (APN 0144-131-21) located at northwest corner of Harris Street and 16th Street. The Vacant Residential Property is zoned Residential Suburban (RS). The RS designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Residential Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $16,400.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[37]

[37] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=J+St+and+17th+St+San+Bernardino

Site No. 32: Vacant N. Harris Street Residential Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Residential Property.

Selling the Vacant Residential Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Residential Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property is approximately $16,400.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $16,400.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 32: Vacant N. Harris Street Residential Property

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 33: Vacant Union Street Residential Property

Address:	*1348 Union Street*
APN:	*0139-231-34*

Site No. 33: Vacant Union Street Residential Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 33 is the Vacant Union Street Residential Property (the "Vacant Residential Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Residential Property was acquired by the Agency in January 2010, and carries a Book Value of $20,550. The Vacant Residential Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property is approximately $55,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Residential Property consists of one (1) 0.16-acre parcel (APN 0139-231-34) located at 1348 W. Union Street. The Vacant Residential Property is zoned Residential Suburban (RS). The RS designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Residential Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $55,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[38]

[38] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1348+W.+Union+St+San+Bernardino

Site No. 33: Vacant Union Street Residential Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Residential Property.

Selling the Vacant Residential Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Residential Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property is approximately $55,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $55,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 33: Vacant Union Street Residential Property

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 34: Vacant N. Crescent Avenue Residential Property

Address:	*673 N. Crescent Avenue*
APN:	*0134-014-10*

Site No. 34: Vacant N. Crescent Avenue Residential Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 34 is the Vacant N. Crescent Avenue Residential Property (the "Vacant Residential Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Residential Property was acquired by the Agency in November 2004 and carries a Book Value of $0.00. The Vacant Residential Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property is approximately $8,500.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Residential Property consists of one (1) 0.08-acre parcel (APN 0134-014-10) located at 673 Crescent Avenue. The Vacant Residential Property is zoned Residential Medium (RM). The RM designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Residential Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $8,500.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[39]

[39] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=673+w+crescent+san+bernardino

Site No. 34: Vacant N. Crescent Avenue Residential Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Residential Property.

Selling the Vacant Residential Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Residential Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property is approximately $8,500.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $8,500.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 34: Vacant N. Crescent Avenue Residential Property

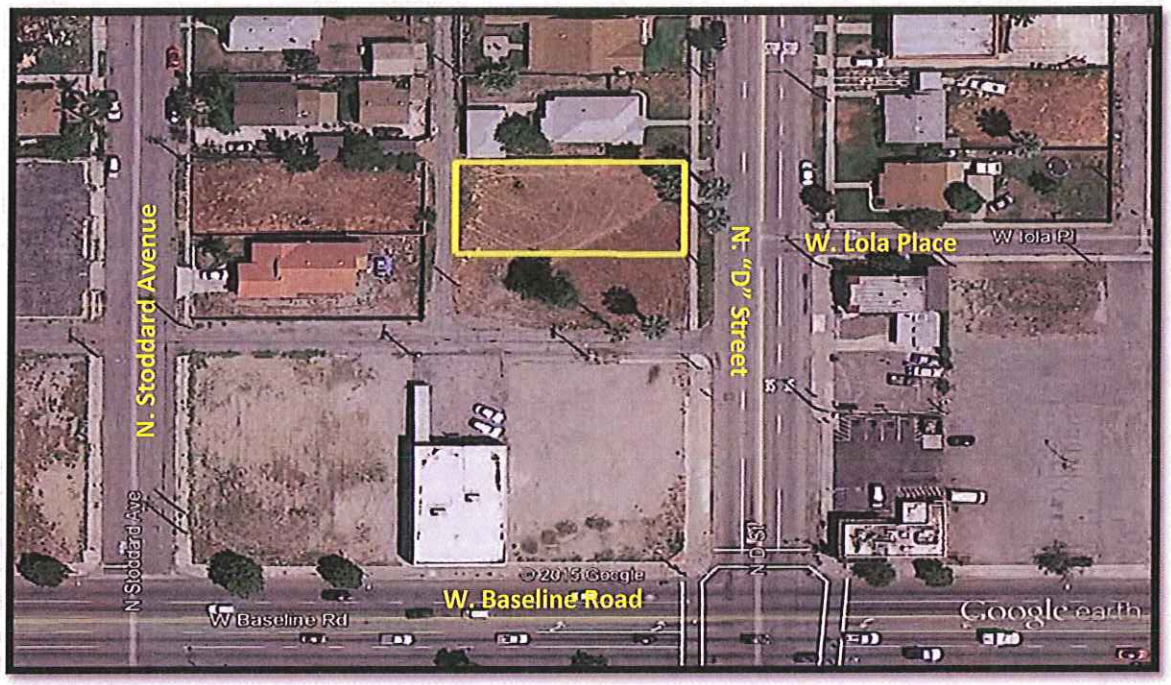
J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 35: Vacant N. "D" Street Residential Property #1

Address:	*1238 N. "D" Street*
APN:	*0145-242-32*



Site No. 35: Vacant N. "D" Street Residential Property #1

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 35 is the Vacant N. "D" Street Residential Property #1 (the "Vacant Residential Property #1") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Residential Property #1 was acquired by the Agency in December 1992, and carries a Book Value of $16,500. The Vacant Residential Property #1 was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property #1 is approximately $18,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Residential Property #1 consists of one (1) 0.18-acre parcel (APN 0145-242-32) located at 1238 N. "D" Street. The Vacant Residential Property #1 is zoned Residential Medium (RM). The RM designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Residential Property #1, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $18,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property #1.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[40]

[40] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1238+n+d+st+san+bernardino

Site No. 35: Vacant N. "D" Street Residential Property #1

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Residential Property #1.

Selling the Vacant Residential Property #1 to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property #1.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Residential Property #1 in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property #1 is approximately $18,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $18,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 35: Vacant N. "D" Street Residential Property #1

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 36: Vacant N. "D" Street Residential Property #2

Address:	*N. "D" Street*
APN:	*0145-242-33*

Site No. 36: Vacant N. "D" Street Residential Property #2

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 36 is the Vacant N. "D" Street Residential Property #2 (the "Vacant Residential Property #2") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Residential Property #2 was acquired by the Agency in December 1992, and carries a Book Value of $16,500. The Vacant Residential Property #2 was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property #2 is approximately $18,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Residential Property #2 consists of one (1) 0.15-acre parcel (APN 0145-242-33) located on N. "D" Street, approximately 300 feet north of Base Line Street. The Vacant Residential Property #2 is zoned Residential Medium (RM). The RM designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Residential Property #2, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $18,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property #2.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[41]

[41] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1238+n+d+st+san+bernardino

Site No. 36: Vacant N. "D" Street Residential Property #2

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Residential Property #2.

Selling the Vacant Residential Property #2 to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property #2.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Residential Property #2 in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property #2 is approximately $18000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $18,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 36: Vacant N. "D" Street Residential Property #2

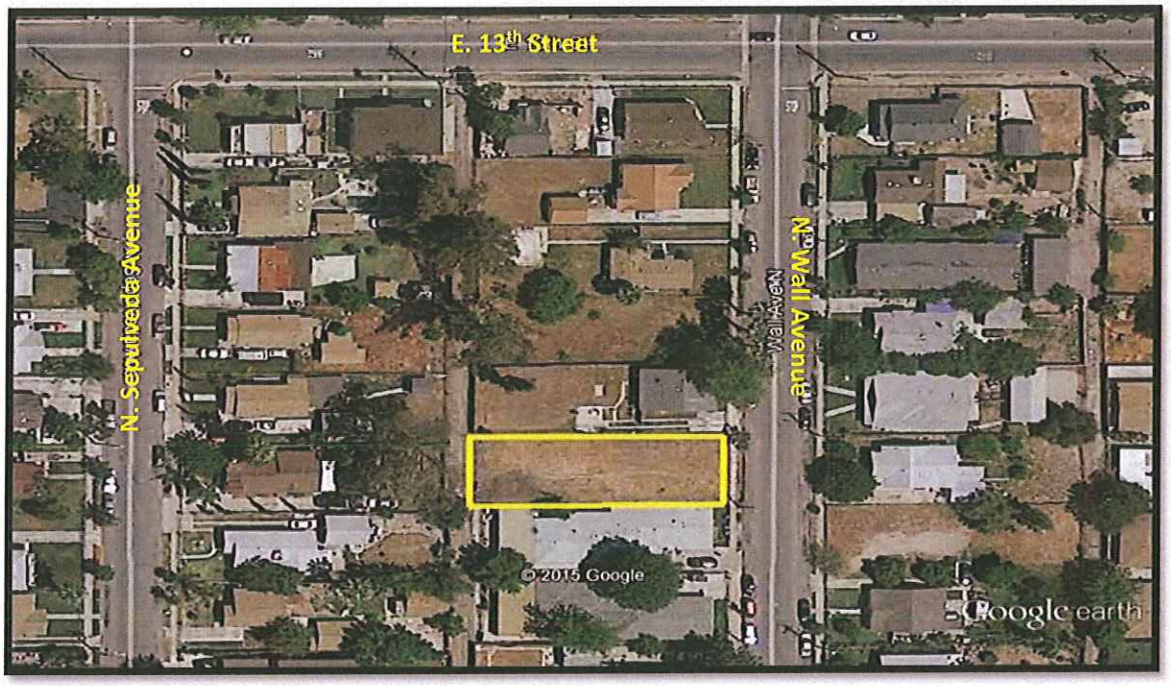
J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 37: Vacant Wall Avenue Residential Property

Address:	*1256 Wall Avenue*
APN:	*0146-241-07*



Site No. 37: Vacant Wall Avenue Residential Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 37 is the Vacant Wall Avenue Residential Property (the "Vacant Residential Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Residential Property was acquired by the Agency in January 2010, and carries a Book Value of $5,450. The Vacant Residential Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property is approximately $117,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Residential Property consists of one (1) 0.17-acre parcel (APN 0146-241-07) located at 1256 Wall Avenue. The Vacant Residential Property is zoned Residential Medium (RM). The RM designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Residential Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $117,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Residential Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[42]

[42] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1256+w.+wall+av+san+bernardino

Site No. 37: Vacant Wall Avenue Residential Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Residential Property.

Selling the Vacant Residential Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Residential Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential Property is approximately $117,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $117,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 37: Vacant Wall Avenue Residential Property

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 38: Vacant N. Del Rosa Avenue Residential Property

Address:	*N. Del Rosa Avenue*
APN:	*0155-101-08*

Site No. 38: Vacant N. Del Rosa Avenue Residential Property

A. *Permissible Use (HSC § 34191.5 (c)(2)):*
Site No. 38 is the Vacant N. Del Rosa Avenue Residential Property (the "Vacant Residential Property") and is proposed to be sold by the Successor Agency.

B. *Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):*
Property records indicate that the Vacant Residential Property was acquired by the Agency in 1991, and carries a Book Value of $87,725. The Vacant Residential Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Residential Property #1 is approximately $95,000.

C. *Site Information (HSC § 34191.5 (c)(1)(C)):*
The Vacant Residential Property consists of one (1) 0.92-acre parcel (APN 0155-101-08) located at on N. Del Rosa Avenue, approximately 520 feet south of Eureka Street. The Vacant Residential Property is zoned Residential Medium (RM). The RM designation is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

D. *Estimated Current Value (HSC § 34191.5 (c)(1)(D)):*
To determine an ECV for the Vacant Residential Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $95,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. *Site Revenues (HSC § 34191.5 (c)(1)(E)):*
There are no site revenues generated from the Vacant Residential Property.

F. *History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):*
There is no known history of environmental contamination.[43]

[43] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=del+rosa+and+eureeka++san+bernardino

Site No. 38: Vacant N. Del Rosa Avenue Residential Property

G. *Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):*

There is no potential for a TOD in conjunction with Vacant Residential Property.

Selling the Vacant Residential Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. *History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):*

There is no history of previous development proposals or activities in conjunction with the Vacant Residential Property.

I. *Disposition of Property:*

The Successor Agency proposes to sell the Vacant Residential Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Residential is approximately $95,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $95,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 38: Vacant N. Del Rosa Avenue Residential Property

J. Implementation of the Long-Range Property Management Plan:

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 39: Vacant E. Santa Fe Street Industrial Property

Address:	*686 E. Santa Fe Street*
APN:	*0280-062-07*

Site No. 39: Vacant E. Santa Fe Street Industrial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 39 is the Vacant E. Santa Fe Street Industrial Property (the "Vacant Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Industrial Property was acquired by the Agency in January 2010, and carries a Book Value of $5,150. The Vacant Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Industrial Property is approximately $29,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Industrial Property consists of one (1) 0.23-acre parcel (APN 0280-062-07) located at 686 E. Santa Fe Street. The Vacant Industrial Property is zoned Industrial Light (IL). The IL designation is intended to retain, enhance and intensify existing industrial property, and provide for the new development of lighter industrial uses along major vehicular, rail, and air transportation routes serving the City.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Industrial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $29,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Industrial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[44]

[44] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=686+E.+Santa+Fe+Street%2C+San+Bernardino

Site No. 39: Vacant E. Santa Fe Street Industrial Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Industrial Property.

Selling the Vacant Industrial Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Industrial Property is approximately $29,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $29,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 39: Vacant E. Santa Fe Street Industrial Property

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 40: Vacant S. Foisy Street Industrial Property

Address:	*904 S. Foisy Street*
APN:	*0280-131-23*

Site No. 40: Vacant S. Foisy Street Industrial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 40 is the Vacant S. Foisy Street Industrial Property (the "Vacant Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Industrial Property was acquired by the Agency in January 2010, and carries a Book Value of $9,845. The Vacant Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Industrial Property is approximately $82,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Industrial Property consists of one (1) 0.66-acre parcel (APN 0280-131-23) located at 904 S. Foisy Street. The Vacant Industrial Property is zoned Industrial Light (IL). The IL designation is intended to retain, enhance and intensify existing industrial property, and provide for the new development of lighter industrial uses along major vehicular, rail, and air transportation routes serving the City.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Industrial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $82,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Industrial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[45]

[45] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=904+s+foisy+san+bernardino

Site No. 40: Vacant S. Foisy Street Industrial Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Industrial Property.

Selling the Vacant Industrial Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Industrial Property is approximately $82,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $82,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 40: Vacant S. Foisy Street Industrial Property

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 41: Vacant S. Washington Avenue Industrial Property

Address:	*882 S. Washington Avenue*
APN:	*0136-461-09*

Site No. 41: Vacant S. Washington Avenue Industrial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 41 is the Vacant S. Washington Avenue Industrial Property (the "Vacant Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Industrial Property was acquired by the Agency in May 2011, and carries a Book Value of $21,030. The Vacant Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Industrial Property is approximately $72,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Industrial Property consists of one (1) 0.58-acre parcel (APN 0136-461-09) located at 882 S. Washington Avenue. The Vacant Industrial Property is zoned Industrial Light (IL). The IL designation is intended to retain, enhance and intensify existing industrial property, and provide for the new development of lighter industrial uses along major vehicular, rail, and air transportation routes serving the City.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Industrial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $72,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Industrial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[46]

[46] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=882+s+washington+av+san+bernardino

Site No. 41: Vacant S. Washington Avenue Industrial Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Industrial Property.

Selling the Vacant Industrial Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Industrial Property.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Vacant Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Industrial Property is approximately $72,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $72,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 41: Vacant S. Washington Avenue Industrial Property

J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 42: Vacant N. Mt. Vernon Avenue Commercial Property

Address:	*757 N. Mt. Vernon Avenue*	*761 N. Mt. Vernon Avenue*
APN:	*0139-291-60*	*0139-291-61*

Site No. 42: Vacant N. Mt. Vernon Avenue Commercial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 42 is the Vacant N. Mt. Vernon Avenue Commercial Property (the "Vacant Commercial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Vacant Commercial Property was acquired by the Agency in January 2006, and carries a Book Value of $84,885. The Vacant Commercial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Vacant Commercial Property is approximately $252,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Vacant Commercial Property consists of two (2) parcels (APN 0139-291-60, -61) totaling 0.73 acres and located at 757 and 761 N. Mt. Vernon Avenue. The Vacant Commercial Property is zoned Commercial General (CG-3) in the 1992-Paseo Las Placitas Specific Plan (the "1992-SP"). The purpose of the CG-3 zone is to allow for local and regional serving retail, personal service, entertainment, office, and related commercial uses.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Vacant Commercial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $252,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Vacant Commercial Property.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[47]

[47] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=761+n+mt+vernon+san+bernardino

Site No. 42: Vacant N. Mt. Vernon Avenue Commercial Property

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Vacant Commercial Property.

Selling the Vacant Commercial Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Vacant Commercial Property.

I. ***Disposition of Property:***
It is proposed to sell the Vacant Commercial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Vacant Industrial Property is approximately $252,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $252,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 42: Vacant N. Mt. Vernon Avenue Commercial Property

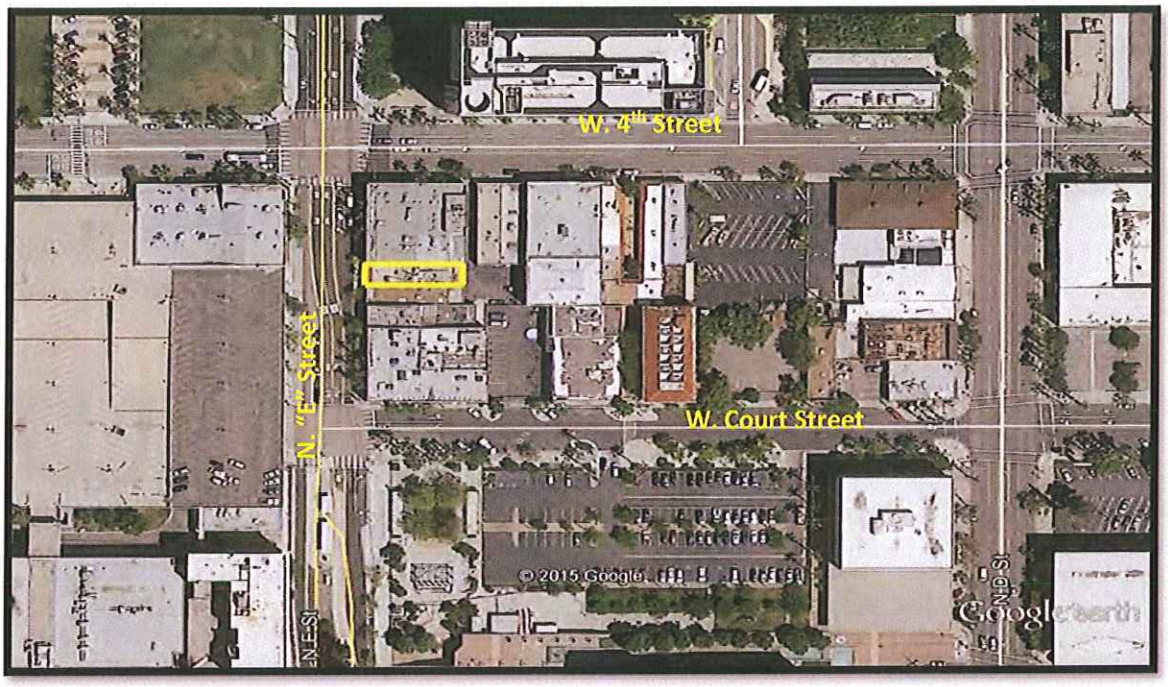
J. ***Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 43: N. "E" Street Unoccupied Restaurant Building

Address:	*385 N. "E" Street*
APN:	*0134-241-64*



Site No. 43: N. "E" Street Unoccupied Restaurant Building

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 43 is the N. "E" Street Unoccupied Restaurant Building (the "Restaurant Building") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Restaurant Building was acquired by the Agency on September 10, 2010, and carries a Book Value of $74,417. The Restaurant Building was acquired in order to meet the revitalization goals of the City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Restaurant Building is approximately $88,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Restaurant Building consists of one (1) 0.06-acre parcel (APN 0134-241-64) located at 385 N. "E" Street. The Restaurant Building contains a 2,325 sf masonry building constructed in the 1930's.

The Restaurant Building is zoned Commercial Regional-Downtown (CR-2) in the City's General Plan. The purpose of the CR-2 zone is to permit a diversity of regional-serving uses in the Downtown area including local, county, and state governmental/administrative uses, professional offices, cultural/historical and entertainment uses, convention facilities, hotels/motels, financial establishments, restaurants, supporting retail and services, educational institutions, public open spaces, and residential and senior housing.

The Restaurant Building is located within the City's "E" Street Strategic Area. "E" Street is a significant north-south roadway located in the central portion of the City. "E" Street connects Downtown to Baseline, Highland, and to the 30 freeway on the northern end, and Hospitality Lane to the south. "E" Street currently has the greatest number of transit trips in the Omnitrans system, which makes it an ideal candidate for development.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Restaurant Building, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $88,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions

will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Restaurant Building.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[48]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
The Restaurant Building is located approximately two blocks north of the Downtown San Bernardino Transit Oriented Development (TOD) Area. The TOD is centered at the 12-acre San Bernardino Intermodal Transit Center (Transit Center). The Transit Center will integrate local and regional transportation systems including the west terminus station for the Redlands Corridor transit service, Metrolink, sbX E Street Bus Rapid Transit (BRT), and local Omnitrans buses. Bicycles and pedestrians will access the station via planned and proposed city bike and pedestrian pathways. The Transit Center will be a major regional transit hub and in the future, the Transit Center could include inter-regional transportation systems such as California High Speed Rail and transit connections to the San Bernardino International Airport. Within a ½-mile radius, the TOD Area surrounding the Transit Center encompasses a major portion of Downtown San Bernardino.

Selling the Restaurant Building to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
There is no history of previous development proposals or activities in conjunction with the Restaurant Building.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Restaurant Building in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Restaurant Building is approximately $88,000.

Date of estimated current value – January 2015

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $88,000.

[48] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=385+n+E+st+san+bernardino

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

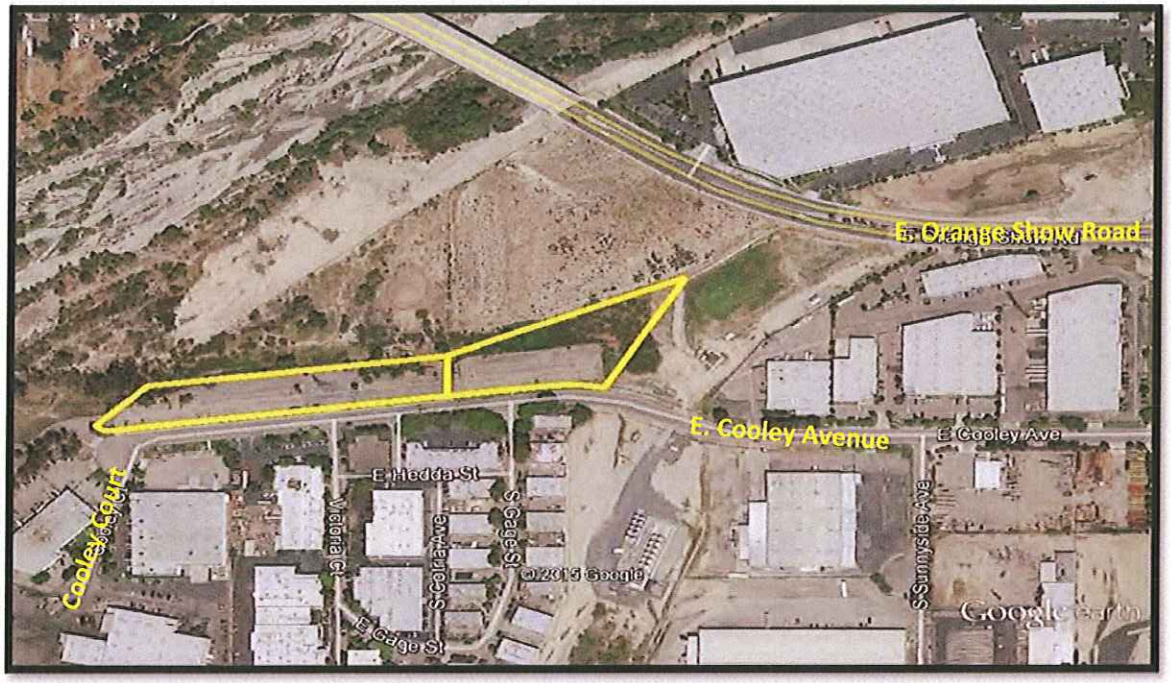
The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 44: E. Cooley Avenue Parking Lot

Address:	*E. Cooley Avenue*
APNs:	*0281-031-51*
	0281-041-41



Site No. 44: E. Cooley Avenue Parking Lot

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 44 is the E. Cooley Avenue Parking Lot (the "Parking Lot") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Parking Lot was acquired by the Agency in several separate transactions and carries a total Book Value of $437,337. The following table details the property records:

Acquisition Details of the Parking Lot				
APN	***Acquisition Date***	***Book Value***	***Original APNs as Acquired by Agency***	***Historical Background***
0281-031-51	September 1978	$437,337	0281-031-01	Eminent domain action
			0281-031-19	
0281-041-41			0281-031-30	
			0281-041-17	

The Parking Lot was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Parking Lot is $310,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Parking Lot consists of two (2) parcels (APNs 0281-031-51; 0281-041-41) totaling 4.25 acres located on E. Cooley Avenue. The Parking Lot is zoned Industrial Heavy (IH). The IH designation is intended for a variety of intense industrial activities that could potentially generate significant impacts, such as excessive noise, dust, and other nuisances, such as rail yards and multi-modal transportation centers. This zone is also intended to provide for the continuation and development of heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses.

On April 3, 2013, DOF approved Oversight Board adopted Resolution No. SBOB/2012-20, which authorized the Successor Agency to, among other things, recover the Property from the San Bernardino Economic Development Corporation (the "SBEDC") and to grant a real property easement with respect to a portion of the Property to the SBEDC (see Exhibit "J" – DOF Correspondence). The Successor Agency intends to grant the easement prior to the disposition of the Property.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Parking Lot, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $310,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that

was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***
There are no site revenues generated from the Parking Lot.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***
There is no known history of environmental contamination.[49]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***
There is no potential for a TOD in conjunction with Parking Lot.

Selling the Parking Lot to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***
In September of 1989, a Disposition and Development Agreement and Lease and Option to Purchase (the "Agreement") was approved between the Agency and Rockwell International ("Rockwell") for their operation on Cooley Avenue. The Agreement called for the Agency-owned parcels (APNs 0281-031-51; 0281-041-41) to be improved as a parking lot and made available to Rockwell for parking.

Operations at Rockwell ceased in 1997 and since then, the Parking Lot has had two (2) development proposals from two different developers to combine APN 02812-041-41 with other property for development; neither came to fruition.

I. ***Disposition of Property:***
The Successor Agency proposes to sell the Parking Lot in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Parking Lot is approximately $310,000.

Date of estimated current value – January 2015

[49] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Cooley+Ave+and+Cooley+Ct+San+Bernardino

Site No. 44: E. Cooley Avenue Parking Lot

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $310,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

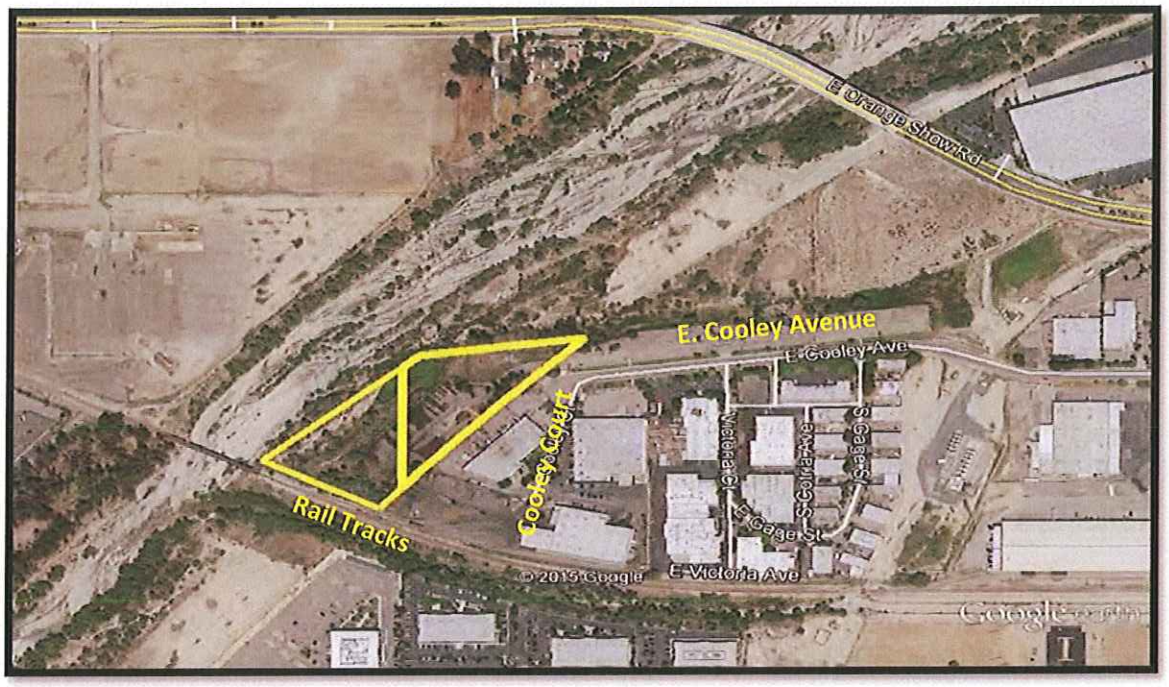
J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF

may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Site No. 45: E. Cooley Avenue Industrial Property

Address:	*E. Cooley Avenue*
APNs:	*0281-021-30*
	0281-031-52



Site No. 45: E. Cooley Avenue Industrial Property

A. ***Permissible Use (HSC § 34191.5 (c)(2)):***
Site No. 45 is the Cooley Avenue Industrial Property (the "Industrial Property") and is proposed to be sold by the Successor Agency.

B. ***Acquisition of Property (HSC § 34191.5 (c)(1)(A) and § 34191.5 (c)(1)(B)):***
Property records indicate that the Industrial Property was acquired by the Agency in August 1992, in a condemnation action, and carries a Book Value of $69,761. The Industrial Property was acquired by the Agency in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight. The estimated current value (the "ECV") of the Industrial Property is approximately $372,000.

C. ***Site Information (HSC § 34191.5 (c)(1)(C)):***
The Industrial Property consists of two (2) parcels (APNs 0281-021-30; 0281-031-52) totaling 6.31 acres located on E. Cooley Avenue. The Industrial Property is zoned Industrial Heavy (IH). The IH designation is intended for a variety of intense industrial activities that could potentially generate significant impacts, such as excessive noise, dust, and other nuisances, such as rail yards and multi-modal transportation centers. This zone is also intended to provide for the continuation and development of heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses.

On April 3, 2013, DOF approved Oversight Board adopted Resolution No. SBOB/2012-20, which authorized the Successor Agency to, among other things, recover the Property from the San Bernardino Economic Development Corporation (the "SBEDC") and to grant a real property easement with respect to a portion of the Property to the SBEDC (see Exhibit "J" – DOF Correspondence). The Successor Agency intends to grant the easement prior to the disposition of the Property.

D. ***Estimated Current Value (HSC § 34191.5 (c)(1)(D)):***
To determine an ECV for the Industrial Property, in January 2015, the Agency conducted a comparable sales analysis through the National Data Collective. The ECV was determined to be approximately $372,000.

Local factors were not taken into consideration in determining the ECV of this site. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a rough estimate planning number and should not be relied upon as a basis for actual value. The real value of the property cannot be determined without an appraisal. The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

Site No. 45: E. Cooley Avenue Industrial Property

E. ***Site Revenues (HSC § 34191.5 (c)(1)(E)):***

On November 1, 1997, the Agency (the "Lessor") entered into a Lease and Option to Purchase Agreement (the "1997-Lease") with ABC Rail, Corp. (the "Lessee") to lease the Industrial Property (the "Site") (a 6.31-acre parking lot adjacent to Lessee's facilities on Cooley Court). The basics terms of the 1997-Lease are as follows: (i) one (1) eight (8) year term, with two (2) successive options to extend the term for five (5) year periods; October 31, 2015 is the end of the 2nd option period; (ii) rent is collected on a monthly basis in the amount of $2,900, for an annual total of $34,800; (iii) Lessee responsibilities: (a) use the Site in a careful and proper manner; (b) maintain the Site and improvements thereon, and make all replacements and repairs necessary, except for ordinary wear and tear; (c) pay for all utilities used or supplied to the Site; (d) keep the Site clear of all mechanic liens; (e) pay all real and personal property taxes, including those on the possessory and reversionary interest; and (f) refrain from charging for the use of the Site; (iv) Lessor responsibilities: (a) grant the Lessee an option to purchase the Site at any time Lessee may elect, but before the termination of the 1997-Lease, if the Lessee has exercised its option to purchase the property whereon its facilities are located and the adjoining leased property (leased separately by Lessee) and (b) allow the Lessee to hold-over after the expiration of the 1997-Lease, for any cause, and shall be construed to be a tenancy from month-to-month. As of the date of this LRPMP, the Lessee has determined not pursue its option to purchase the site. Instead, the Lessee has requested a lease extension, which is currently under consideration.

F. ***History of Environmental Contamination (HSC § 34191.5 (c)(1)(F)):***

There is no known history of environmental contamination.[50]

G. ***Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC § 34191.5 (c)(1)(G)):***

There is no potential for a TOD in conjunction with Industrial Property.

Selling the Industrial Property to the City of San Bernardino advances the planning objectives of the Successor Agency and the City to develop and revitalize this area of the community through the creation of opportunities for private investment in the City.

H. ***History of Previous Development Proposals and Activity (HSC § 34191.5 (c)(1)(H)):***

There is no history of previous development proposals or activities in conjunction with the Industrial Property.

I. ***Disposition of Property:***

The Successor Agency proposes to sell the Industrial Property in accordance with the Successor Agency's policies and procedures for property disposition as shown in Exhibit "A" Section I. Purchase and Sale Procedures.

The ECV of the Industrial Property is approximately $372,000.

Date of estimated current value – January 2015

[50] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Cooley+Ave+and+Cooley+Ct+San+Bernardino

Site No. 45: E. Cooley Avenue Industrial Property

Value Basis – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately $372,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

Proposed sale date – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

Proposed sale value – TBD and subject to a fair market appraisal conducted by a licensed appraiser.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

J. ***Implementation of the Long-Range Property Management Plan:***
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF

may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

Exhibit A – Successor Agency/City Property Disposition Procedures

The following is only a general outline for the disposition of property by the Successor Agency. It is anticipated that the Successor Agency may from time to time adopt policies and procedures that are more specific during the implementation phase of the LRPMP.

I. PURCHASE AND SALE PROCEDURES

1. Post notice on Successor Agency website:
   "All persons interested in receiving solicitations for the disposition of Successor Agency property please email xyz@cityofthefuture.org with your contact information and *"Purchase and Sale of Successor Agency Property"* in the Subject line."
2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the "Property"). Such formal solicitations will include, but not be limited to:
   a. APN(s)
   b. Property location
   c. Zoning
   d. Acreage
   e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board
   f. Purchase Price shall be all cash at close of escrow, no seller financing.
   g. Deadline to receive offers (prior to selection, offers are confidential)
   h. Offer submittal guidelines:
      i. All offers must be in writing (California Association of Realtor forms are acceptable);
      ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer's broker at the time the original offer is submitted.
      iii. Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case and paid from the sale proceeds;
      iv. Approval of each sale may be subject to DOF approval;
      v. Type of financing identified (i.e., buyer's cash, buyer's loan proceeds, etc.);
      vi. All buyers are to be listed – no silent partners; and
      vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
   i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
   a. Property posting
   b. Successor Agency website posting
   c. Local real estate brokers
   d. All persons requesting solicitations
   e. Workshops and/or e-mail notifications
4. All property sales are in an "AS IS, WHERE IS" condition.
5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy with premium based upon sales price), broker fees, and any other costs associated with the sale.
6. An offer may be rejected if it does not meet the Successor Agency's price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency's Board of Directors.

7. The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.
8. The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.
9. If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

II. REQUEST FOR PROPOSAL PROCEDURES

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule ("ROPS") of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

A) INTENT AND PURPOSE

A Request for Proposals ("RFP") will be prepared by the Successor Agency and posted to the City's website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency's discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

B) PROPOSAL SUBMITTAL

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.
2. Proposal requirements may include, but not be limited to, the following:
   a. The proposed total consideration for the property(ies) and information supporting the offer price;
   b. Any proposed alterations to the terms and conditions of sale;
   c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
   d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state, and local laws, codes and regulations.
   e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance form a governmental agency may result in the rejection of such proposal;
3. Interested parties to provide such additional information as may be requested in good faith by Successor Agency.
4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

C) PROPOSAL REVIEW

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan and not negatively impacting property interest of landowners holding property near the asset in question.
3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligates the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

D) NEGOTIATING AGREEMENTS

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.

E) ALTERNATIVE METHODS OF DISPOSITION

The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.

The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.

If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

Exhibit B – Health & Safety Code

HSC § 34191.1, reads as follows:

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

HSC § 34191.3, reads as follows:

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

HSC § 34191.4, reads as follows:

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

(a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the City upon approval by the Department of Finance of the long-range property management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.

(b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the City and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low

and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid.

(c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

(2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the City.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation

HSC § 34191.5, reads as follows:

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The City shall prepare a long-range property management plan that Address the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the City of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the City.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an

enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a City, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Note: HSC § 34191.2 does not exist and therefore is not included above.

Exhibit C – DOF Finding Of Completion

Exhibit D – Resolution of the Successor Agency Board

Exhibit E – Resolution of the Oversight Board

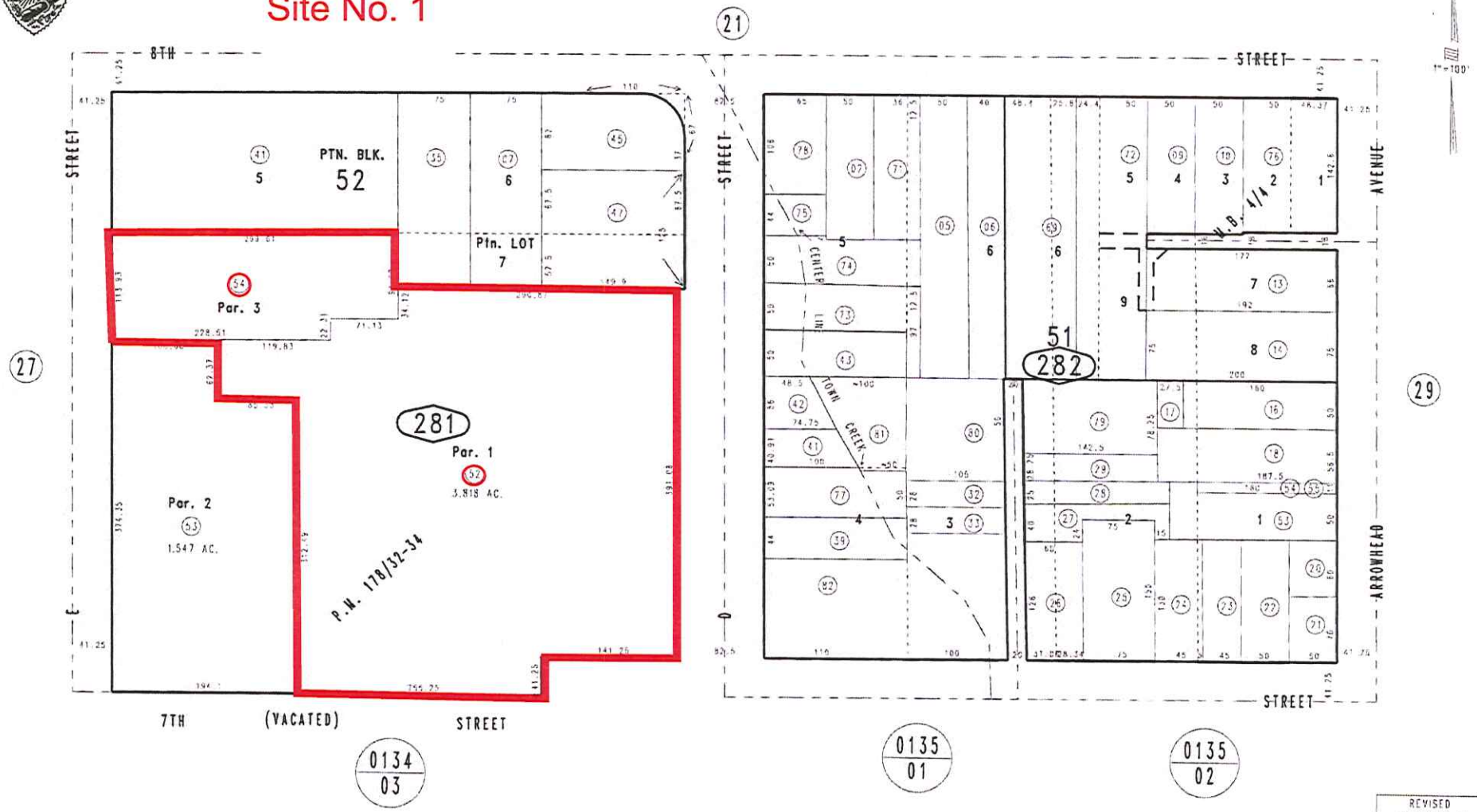
Exhibit F – Assessor Parcel Maps - Parcels to be Transferred for Governmental Use

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0140 - 28
Tax Rate Area
7006

Site No. 1



December 2004

Parcel Map No. 14725, P.M. 178/32 34
J.S. Bright Sub., M.B. 4/4

Ptn. S.W.1/4, Sec. 3
T.1S., R.4W.

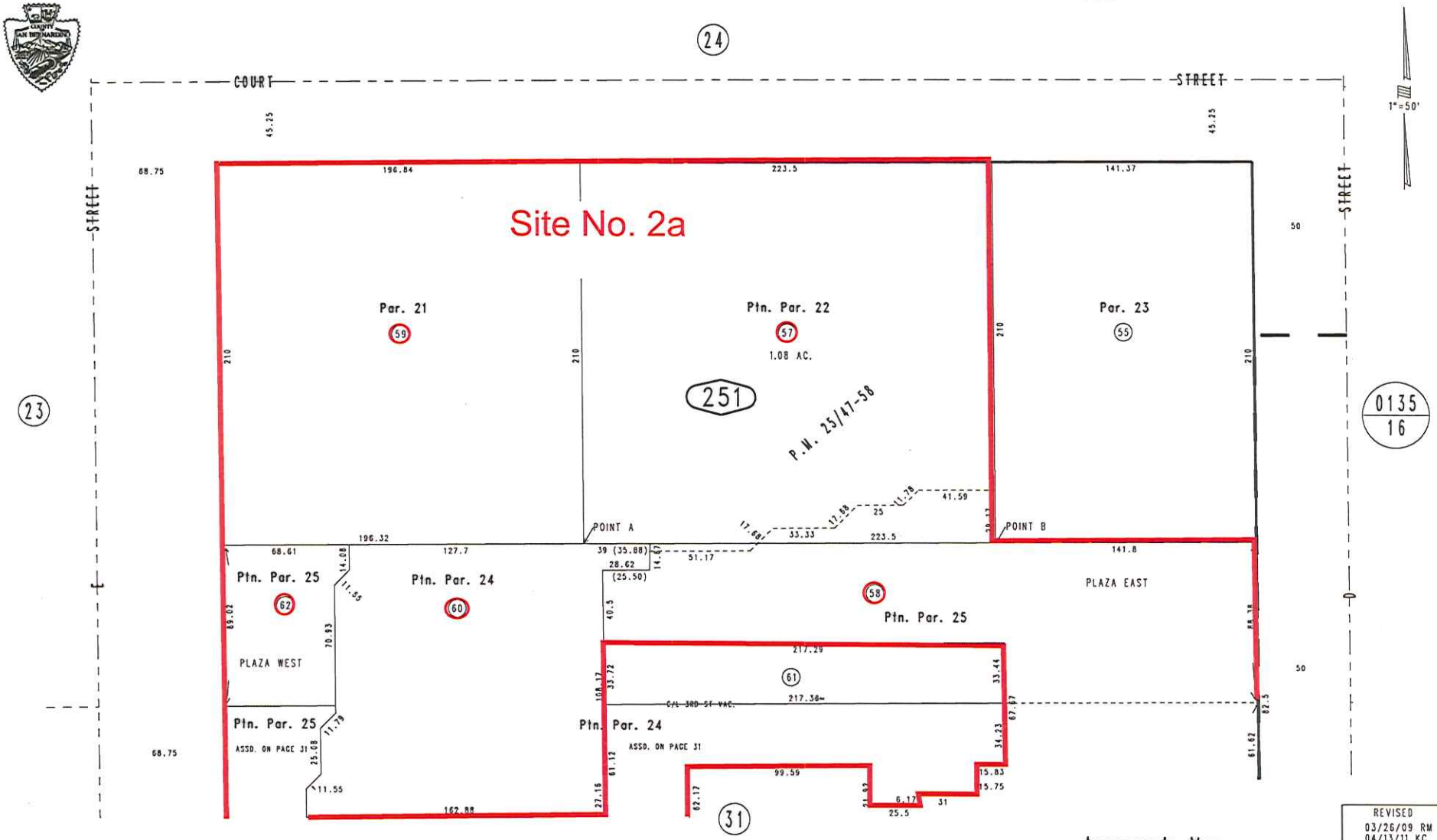
Assessor's Map
Book 0140 Page 28
San Bernardino County

REVISED
02/12/09 KA
12/23/09 LH

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 25
Tax Rate Area
7039



REVISED
03/26/09 RM
04/13/11 KC

December 2004

Ptn. City of San Bernardino, M.B. 7/1

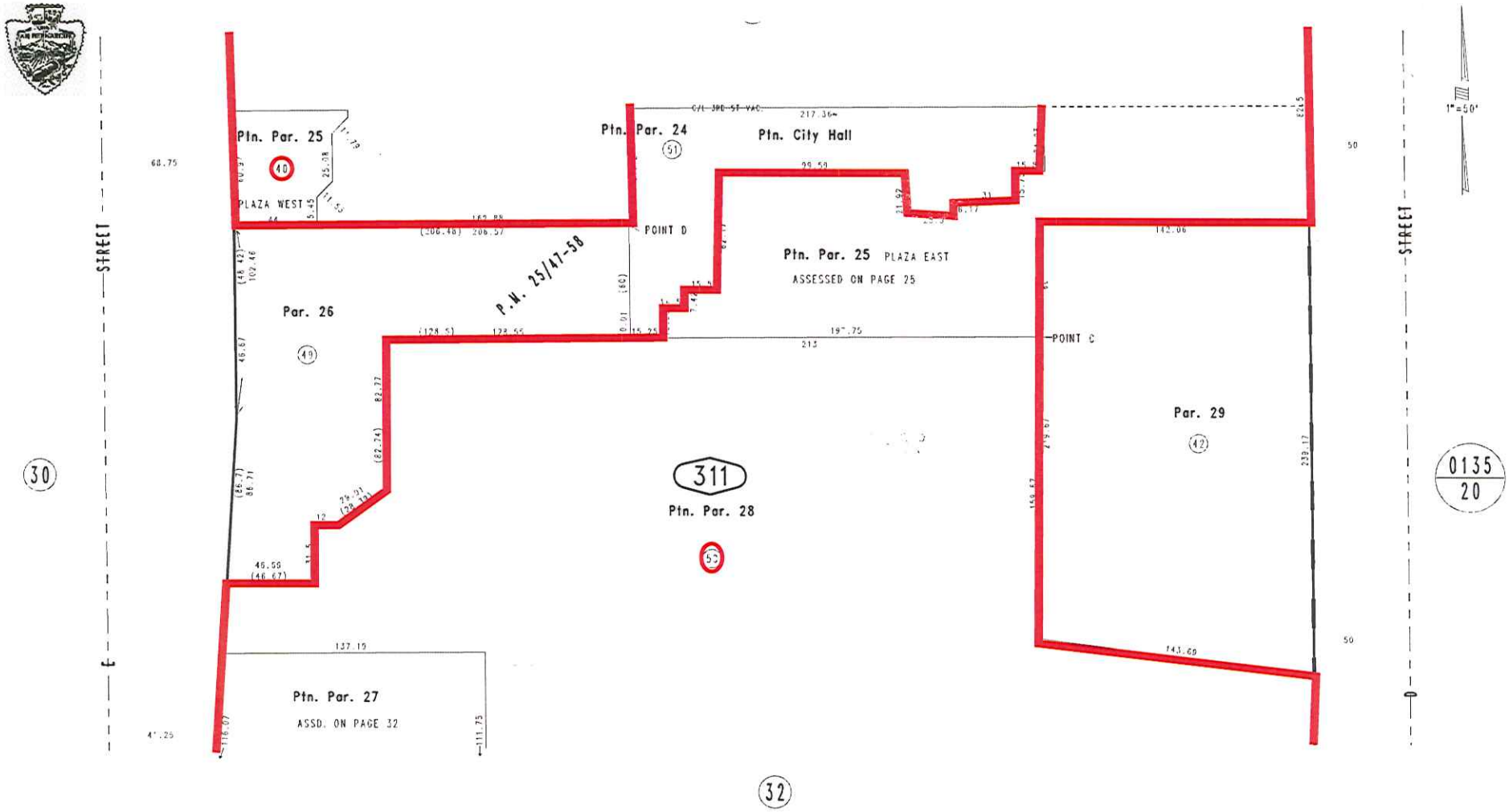
Assessor's Map
Book 0134 Page 25
San Bernardino County

Site No. 2b

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688

ernardino 0134 – 31



December 2004

Ptn. City of San Bernardino, M.B. 7/

Ptn. N.W.1/4, Sec. 10
T.1S., R.4W.

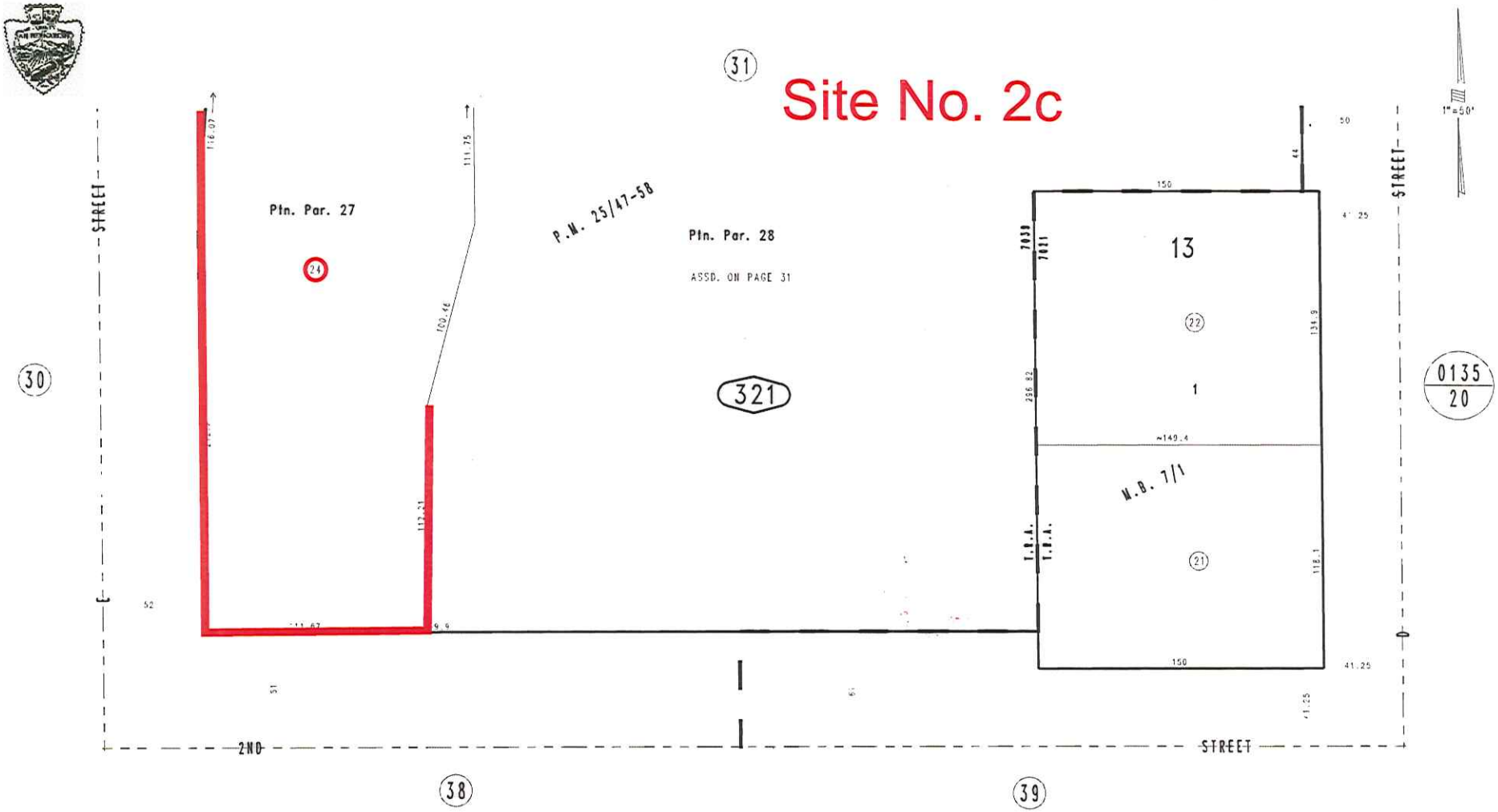
Assessor's Map
Book 0134 Page 31
San Bernardino County

REVISED
03/25/09 RH
04/13/11 KC

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 32
Tax Rate Area
7021 7039



December 2004

Ptn. Parcel Map No. 688, P.M. 25/47-58

Ptn. N.W.1/4, Sec. 10
T.1S., R.4W.

Assessor's Map
Book 0134 Page 32
San Bernardino County

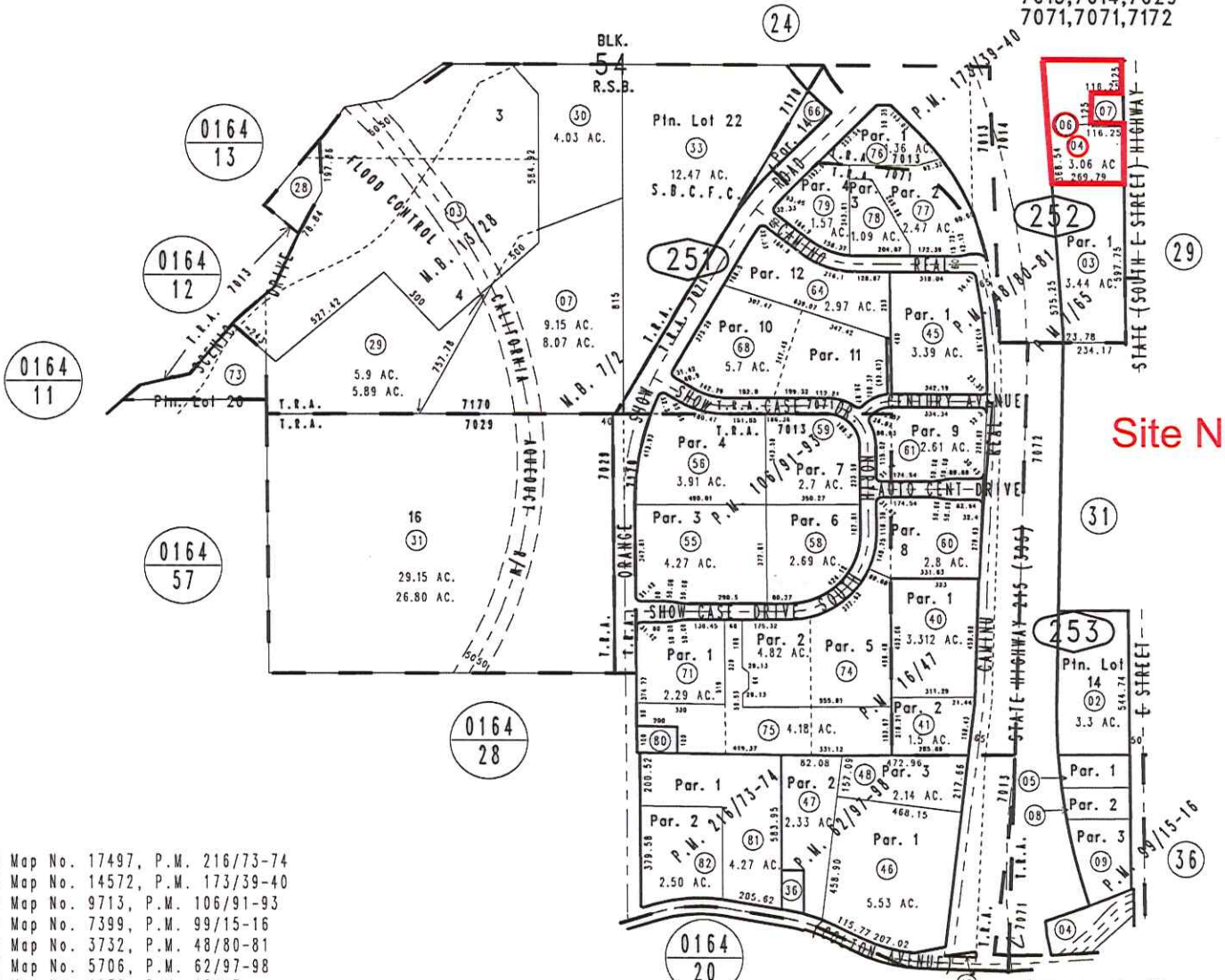
REVISED
03/26/09 RM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0141 - 25
Tax Rate Area
7013,7014,7029
7071,7071,7172

1"=400'



Parcel Map No. 17497, P.M. 216/73-74
Parcel Map No. 14572, P.M. 173/39-40
Parcel Map No. 9713, P.M. 106/91-93
Parcel Map No. 7399, P.M. 99/15-16
Parcel Map No. 3732, P.M. 48/80-81
Parcel Map No. 5706, P.M. 62/97-98
Parcel Map No. 1972, P.M. 16/47
Ptn. Coburn Estate, M.B. 13/28
Ptn. Parcel Map No. 773, P.M. 7/65

March 2005

Ptn. E. 1/2, Sec. 16
T.1S., R.4W.

Assessor's Map
Book 0141 Page 25
San Bernardino County

REVISED
08/26/08 LH
09/03/08 LH
08/17/09 LH

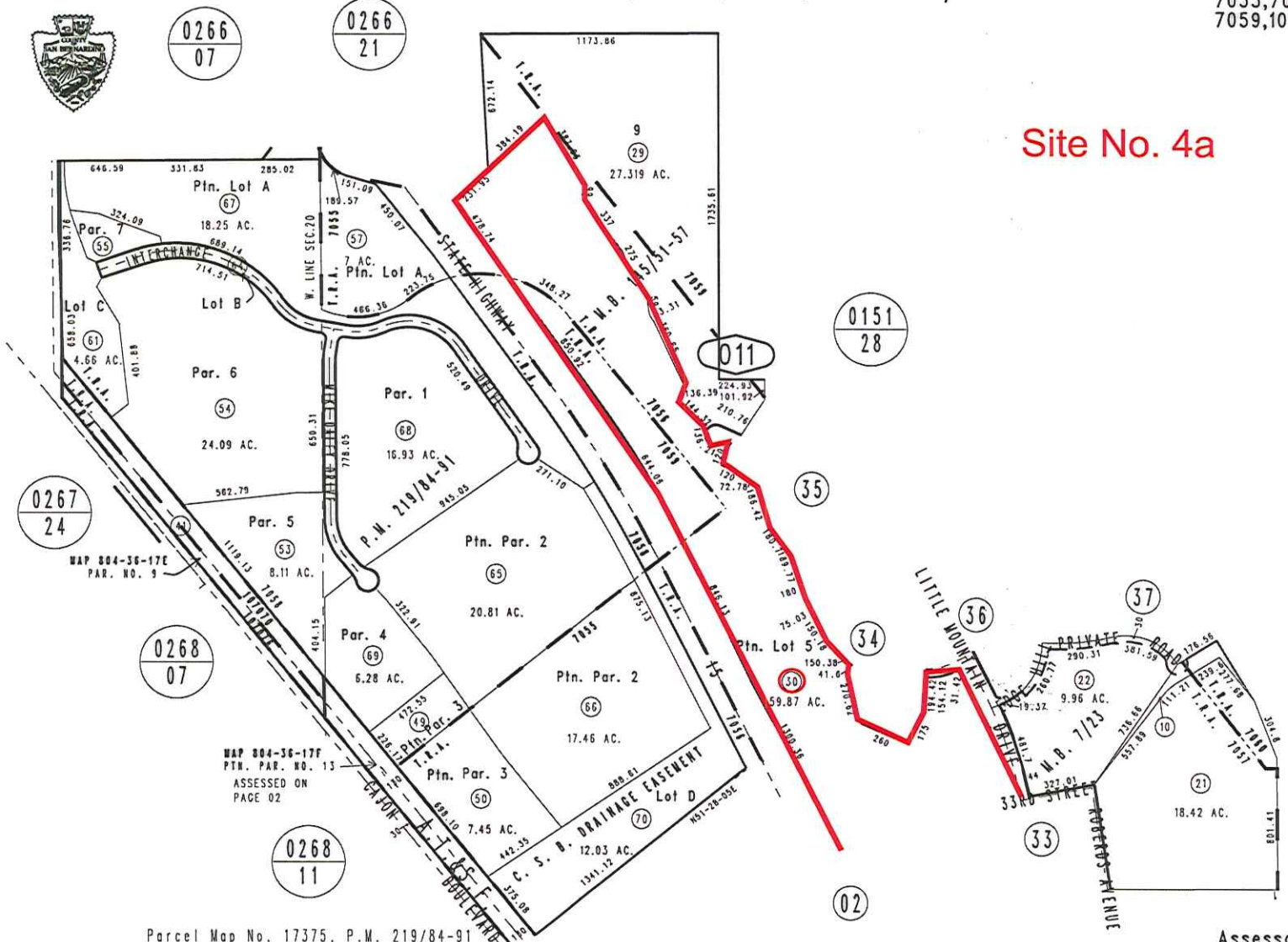
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Muscupiabe Rancho, M.B.7/23
Ptn. Sec.19&20, T.IN.,R.4W., Unsurveyed

City of San Bernardino 0148 - 01
Tax Rate Area
7055,7056,7057
7059,107070,107076

1"=500'

Site No. 4a



Parcel Map No. 17375, P.M. 219/84-91
Ptn. Tract No. 10518, M.B. 145/51-57
Ptn. Tract No. 1741, M.B. 27/41-43

March 2005

Assessor's Map
Book 0148 Page 01
San Bernardino County

REVISED
05/24/07 KC
07/30/07 KC
08/16/07 KC
02/22/08 KC
07/06/09 RU

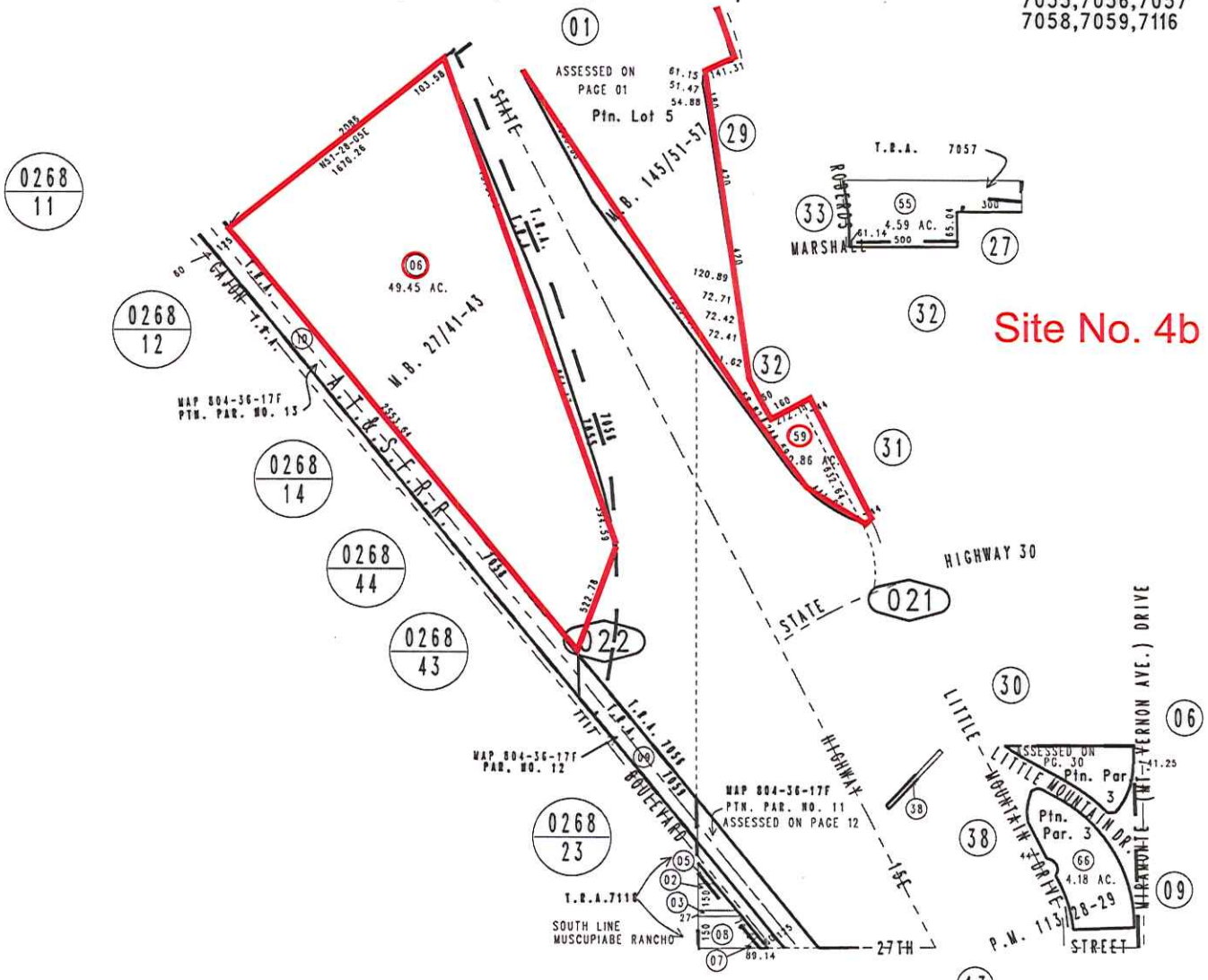
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Muscupiabe Rancho, M.B. 7/23
Ptn. Sec.20&29, T.IN.,R.4W., Unsurveyed

City of San Bernardino 0148 - 02
Tax Rate Area
7055,7056,7057
7058,7059,7116

1"=500'

Site No. 4b



Ptn. Tract No. 10518, M.B. 145/51-57
Ptn. Parcel Map No. 9618, P.M. 113/28-29
Ptn. Tract No. 1741, M.B. 27/41-43

March 2005

Assessor's Map
Book 0148 Page 02
San Bernardino County

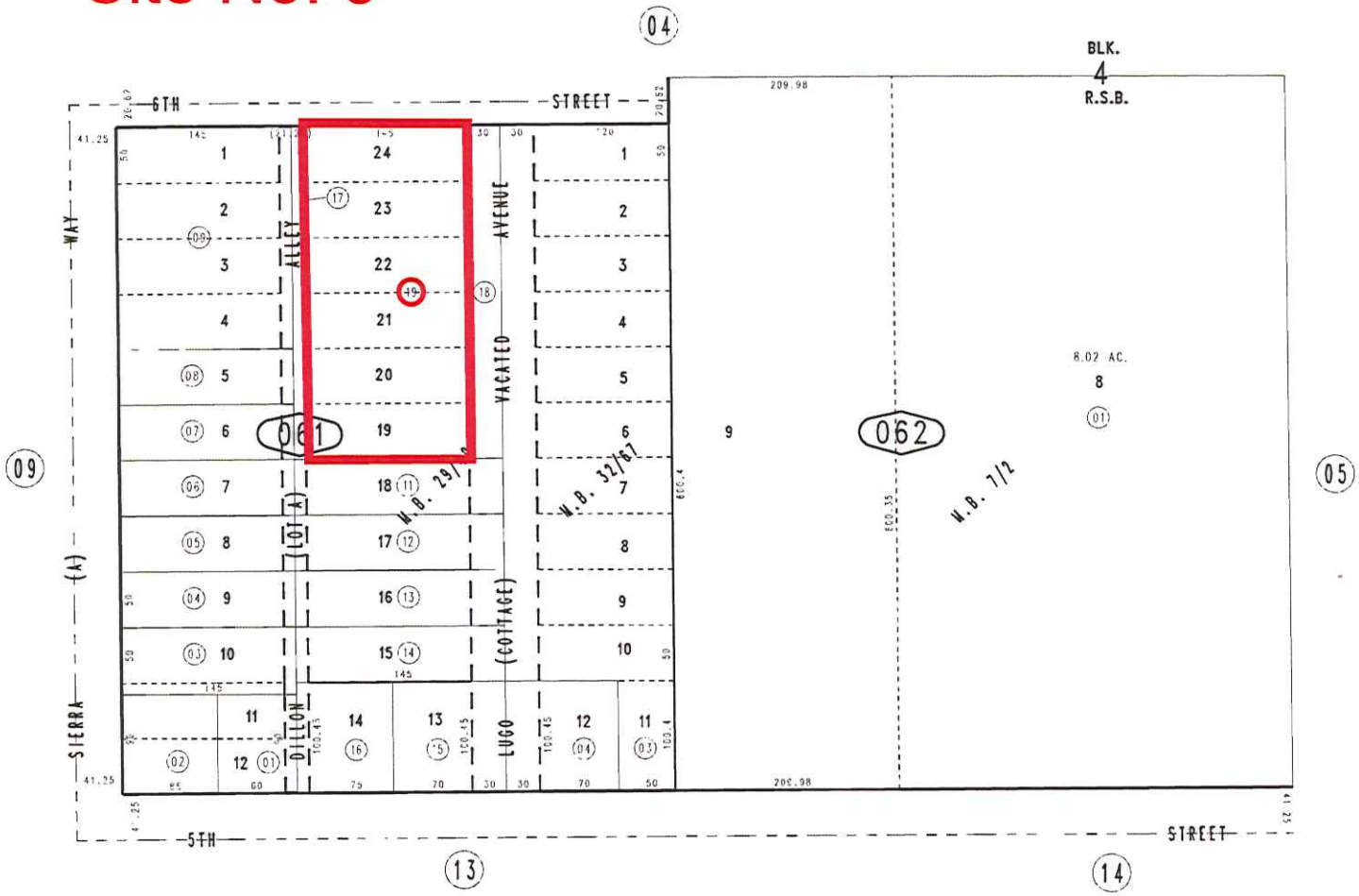
REVISED
02/10/09 TY
08/24/09 LH
08/25/09 LH
05/05/11 BK-MC

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0135 – 06
Tax Rate Area
7062

Site No. 5



January 2005

Fifth Street Place, Unit No. 2, Tract No. 2275, M.B. 32/67
Fifth Street Place Sub., Tract No. 203C, M.B. 29/49

Ptn. S.E.1/4, Sec. 3
T.1S., R.4W.

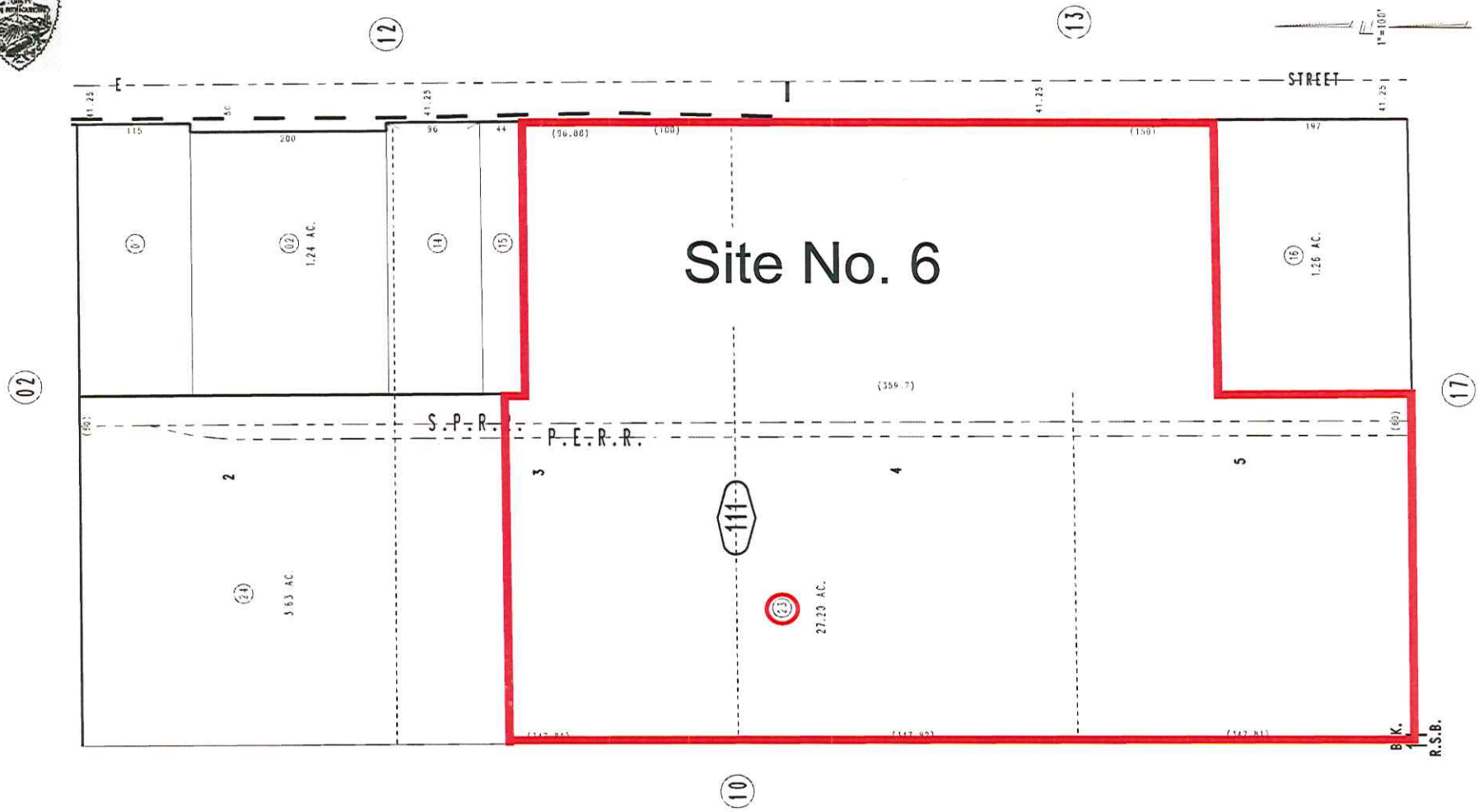
Assessor's Map
Book 0135 Page 06
San Bernardino County

REVISED

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0136 - 11
Tax Rate Area
7067



March 2005

Ptn. S.W. 1/4, Sec. 10
T.1S., R.4W.

Assessor's Map
Book 0136 Page 11
San Bernardino County

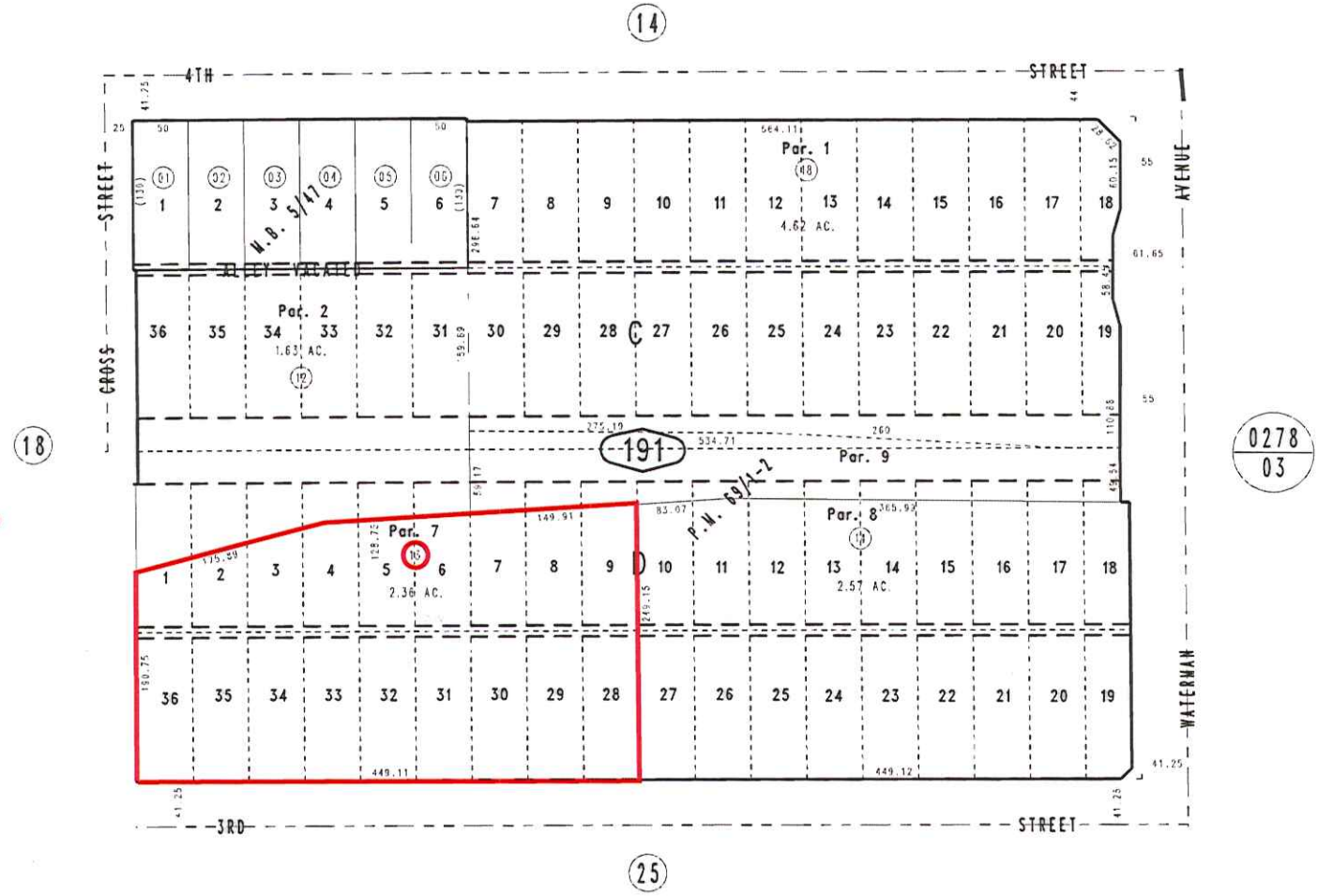
REVISED
04/28/09 RU

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Wozencraft Place
M.B. 5/47

City of San Bernardino 0135 - 19
Tax Rate Area
7062

1"=100'



Site No. 7

January 2005

Ptn. Parcel Map 7140, P.M. 69/1-2

Ptn. N.E.1/4, Sec. 10
T.1S., R.4W.

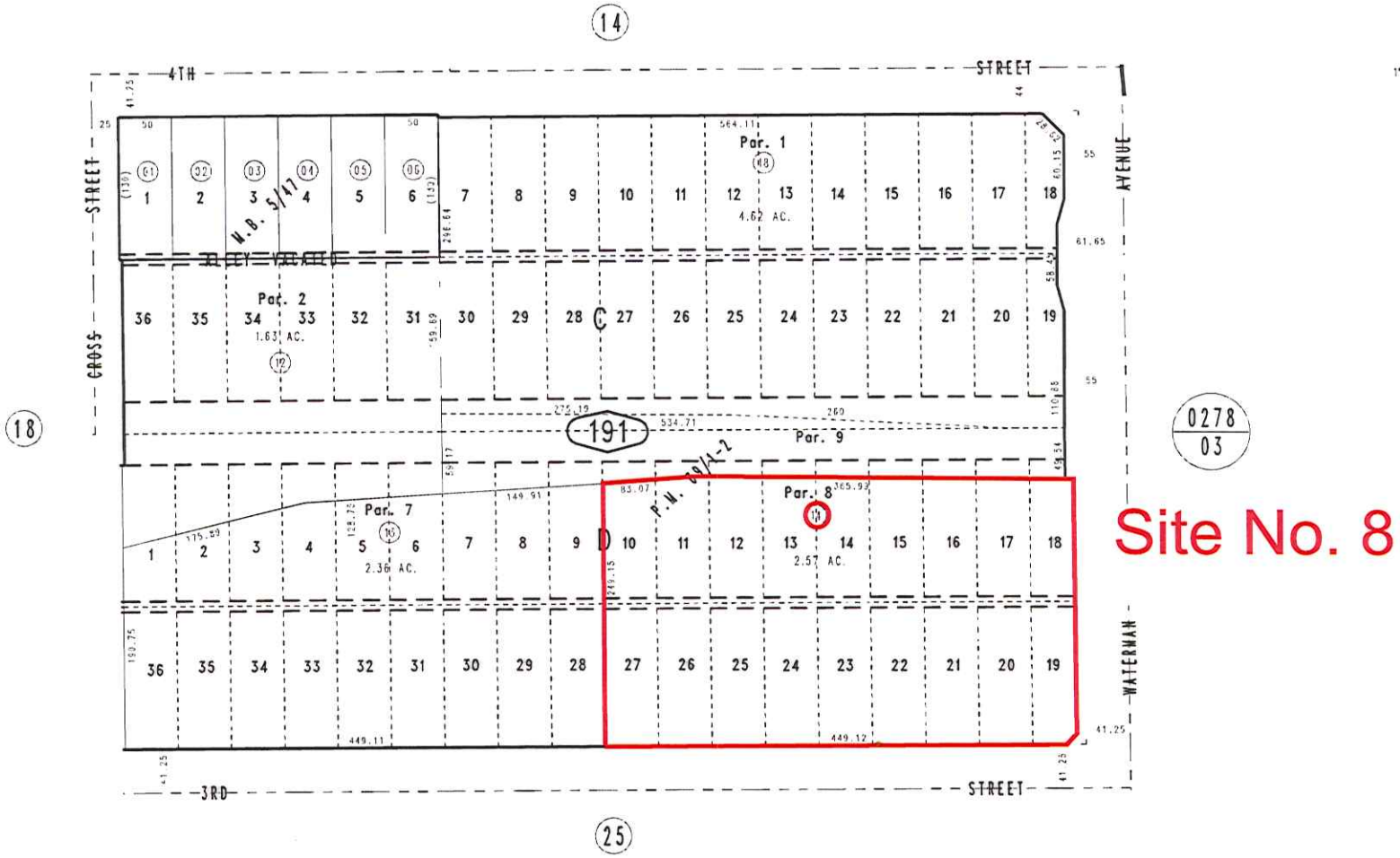
Assessor's Map
Book 0135 Page 19
San Bernardino County

REVISED
12/23/09 LH
02/23/10 KA
04/20/11 BK-MC

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Wozencraft Place
M.B. 5/47

City of San Bernardino 0135 - 19
Tax Rate Area
7062



1"=100'

REVISED
12/23/09 LH
02/23/10 KA
04/20/11 BK-MC

January 2005

Ptn. Parcel Map 7140, P.M. 69/1-2

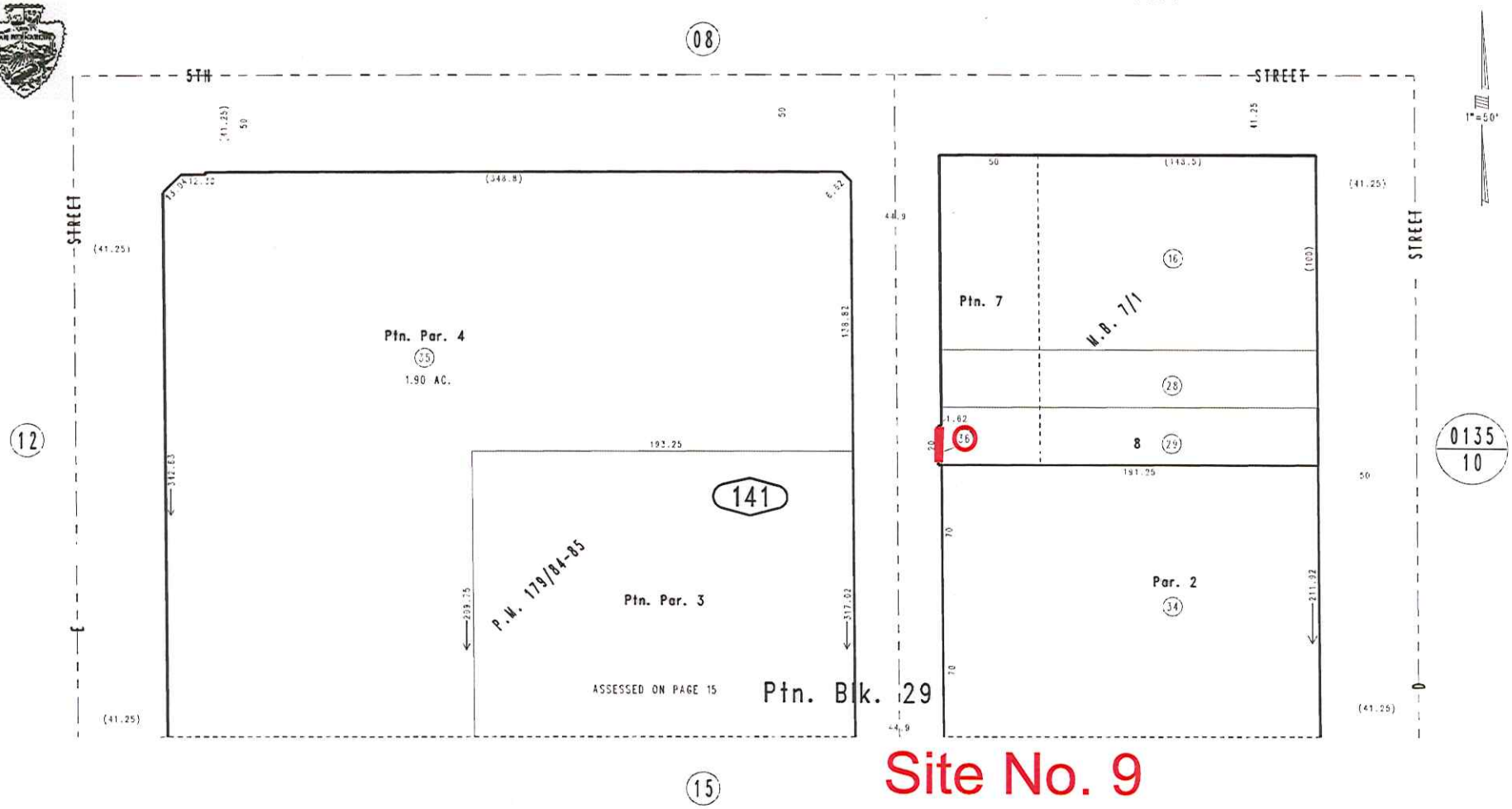
Ptn. N.E.1/4, Sec. 10
T.1S., R.4W.

Assessor's Map
Book 0135 Page 19
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 14
Tax Rate Area
7006



Site No. 9

REVISED
08/25/11 LH
02/24/12 LH

December 2004

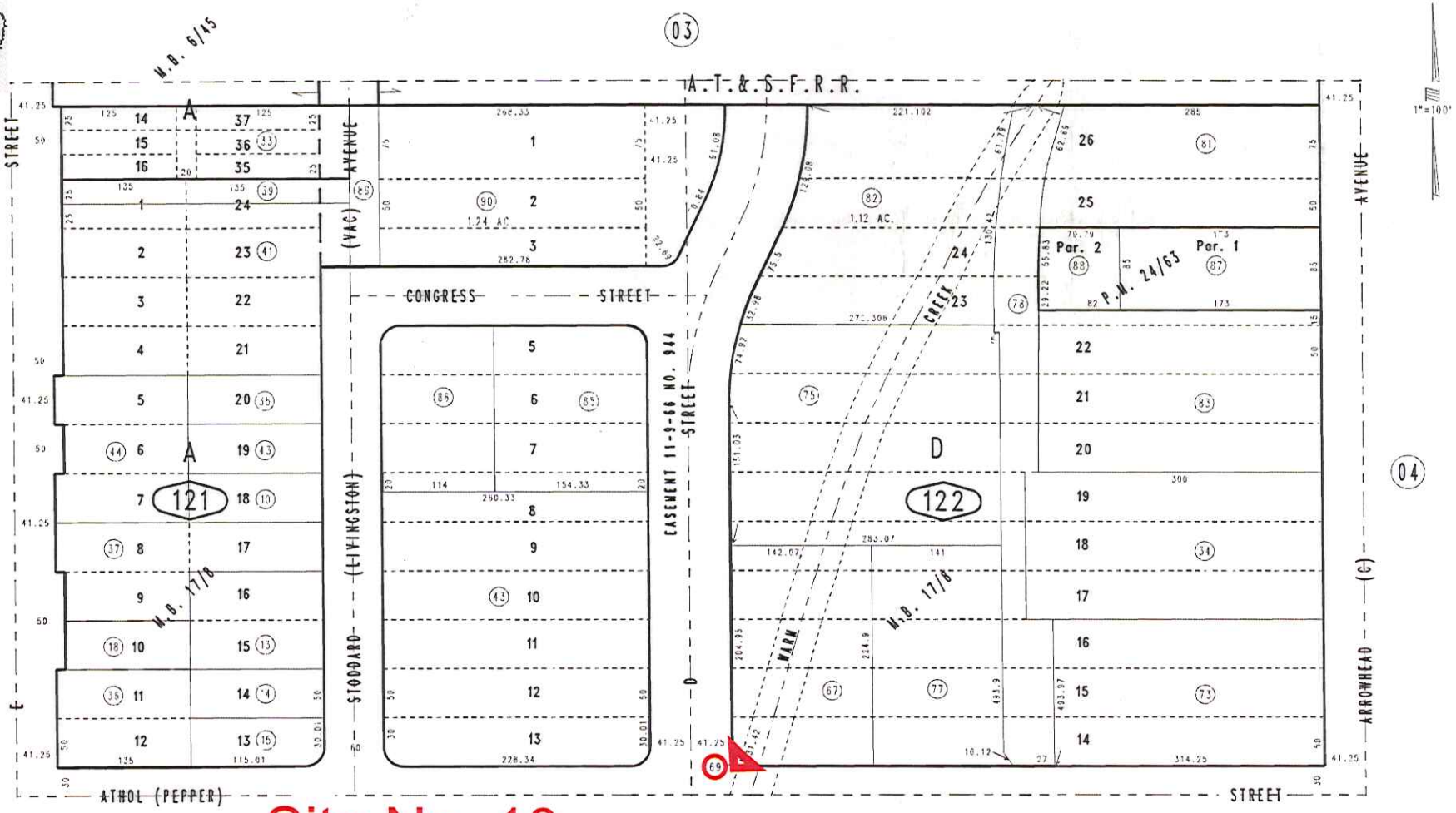
Ptn. Parcel Map No. 14713, P.M. 179/84-85

Assessor's Map
Book 0134 Page 14
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. The Pepper's Sub., M.B. 17/8
Ptn. F. J. Hall's Sub., M.B. 6/45

City of San Bernardino 0136 - 12
Tax Rate Area
7021



March 2005

Parcel Map No. 2862, P.M. 24/63

Ptn. S.W.1/4, Sec. 10
T.1S., R.4W.

Assessor's Map
Book 0136 Page 12
San Bernardino County

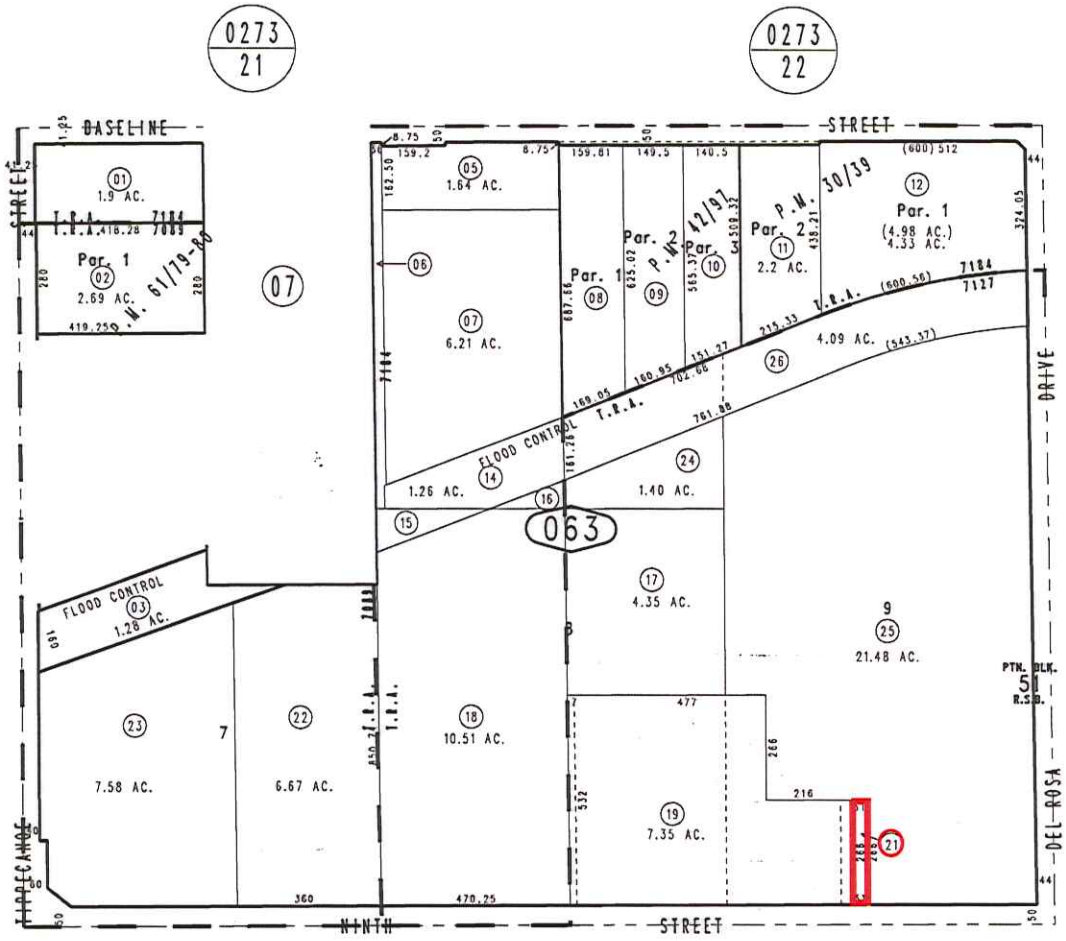
REVISED
03/10/09 KC
02/24/10 RU
04/20/11 BK-MC

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0278 - 06
Tax Rate Area
7184,7089,7127

1"=300'



Site No. 11

Parcel Map No. 6551, P.M. 61/79-80
Parcel Map No. 4147, P.M. 42/97
Ptn. Parcel Map No. 3236, P.M. 30/39, Condo 3-20-96-096346

Ptn. N.W.1/4, Sec. 1
T.1S., R.4W.

Assessor's Map
Book 0278 Page 06
San Bernardino County

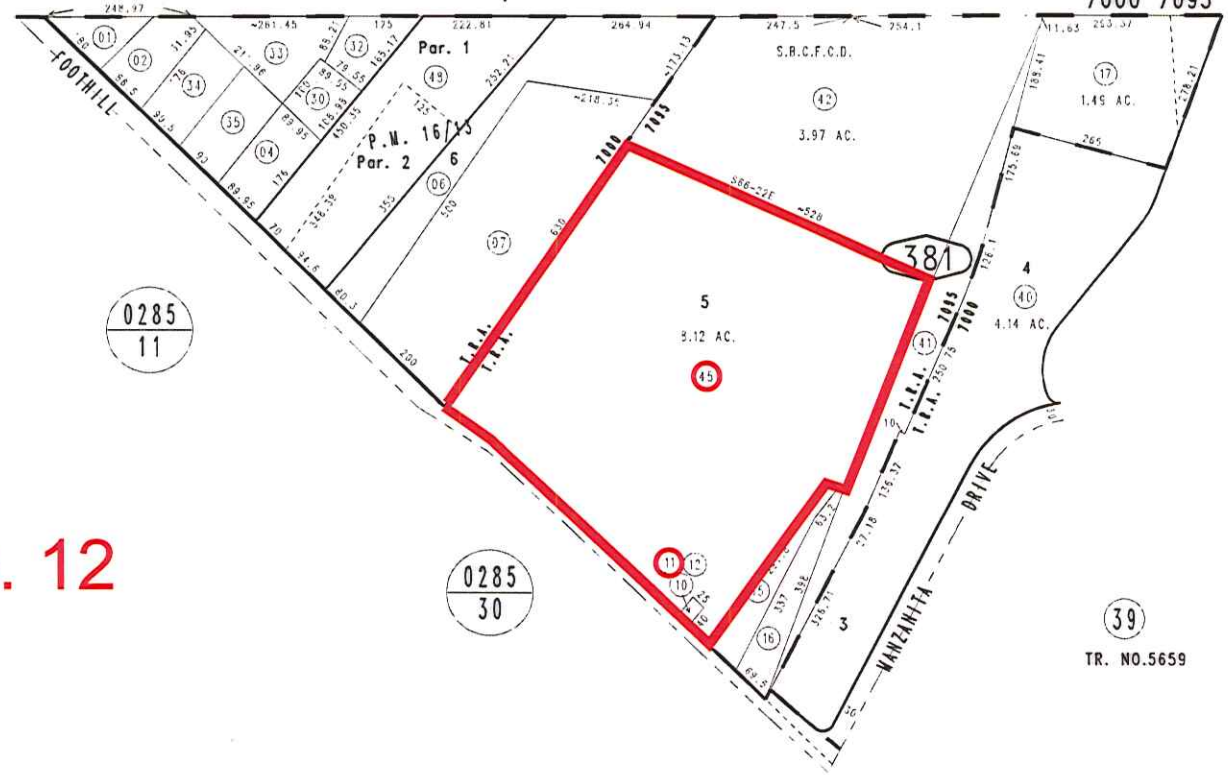
REVISED
01/08/09 KC
01/07/10 LH

August 2004

THIS MAP IS FOR THE PURPOSE OF AD VALCREM TAXATION ONLY.

Ptn. Zimmermans Sub.(Rec. Canterbury Sub.)
M.B. 8/80

(36) City of San Bernardino 0155 - 38
Tax Rate Area
7000 7095



Site No. 12

Ptn. S.W.1/4, Sec. 19
T.1N., R.3W.

Assessor's Map
Book 0155 Page 38
San Bernardino County

REVISED
09/30/11 CW-MC

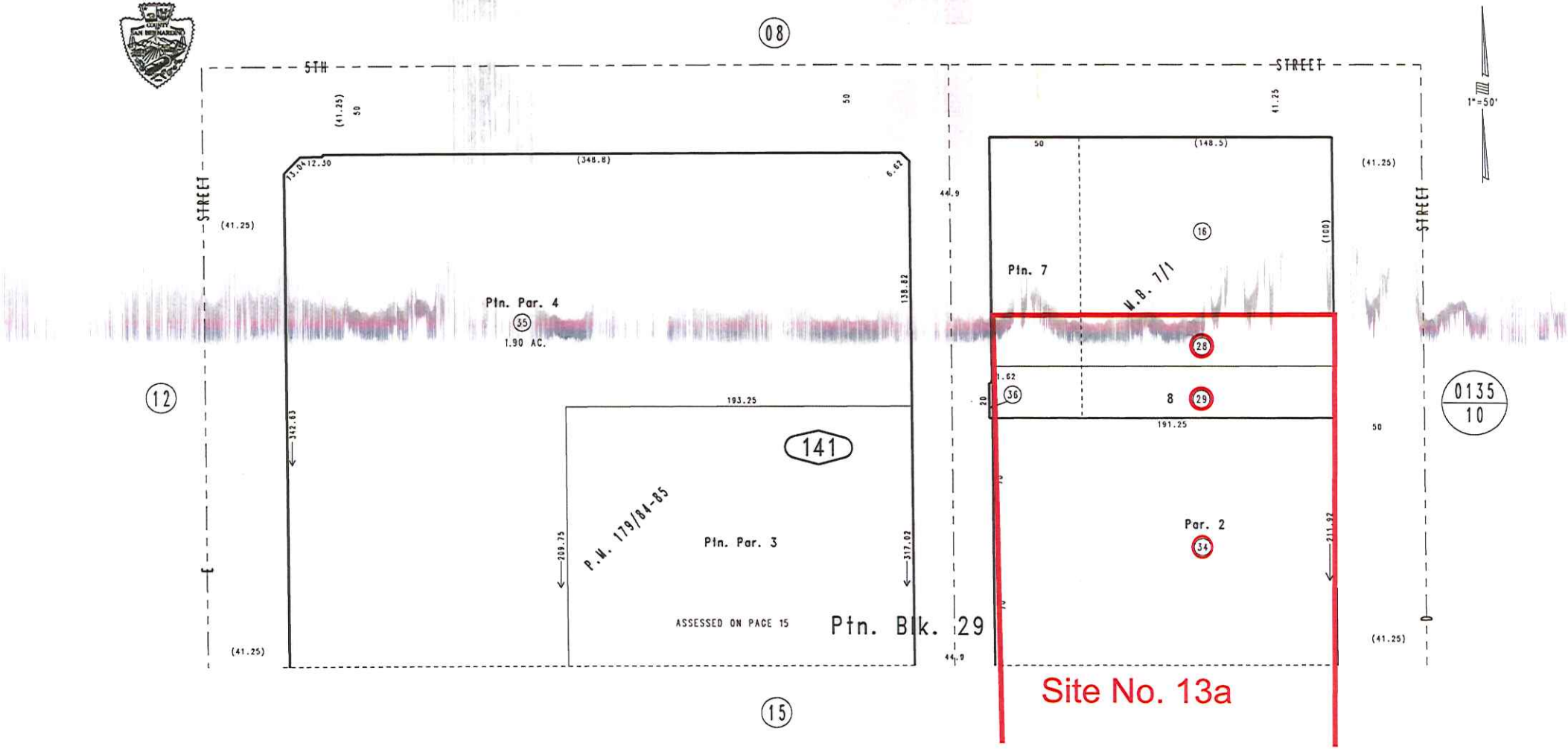
January 2005

Parcel Map No. 1870, P.M. 16/13

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 14
Tax Rate Area
7006



REVISED
08/25/11 LH
02/24/12 LH

December 2004

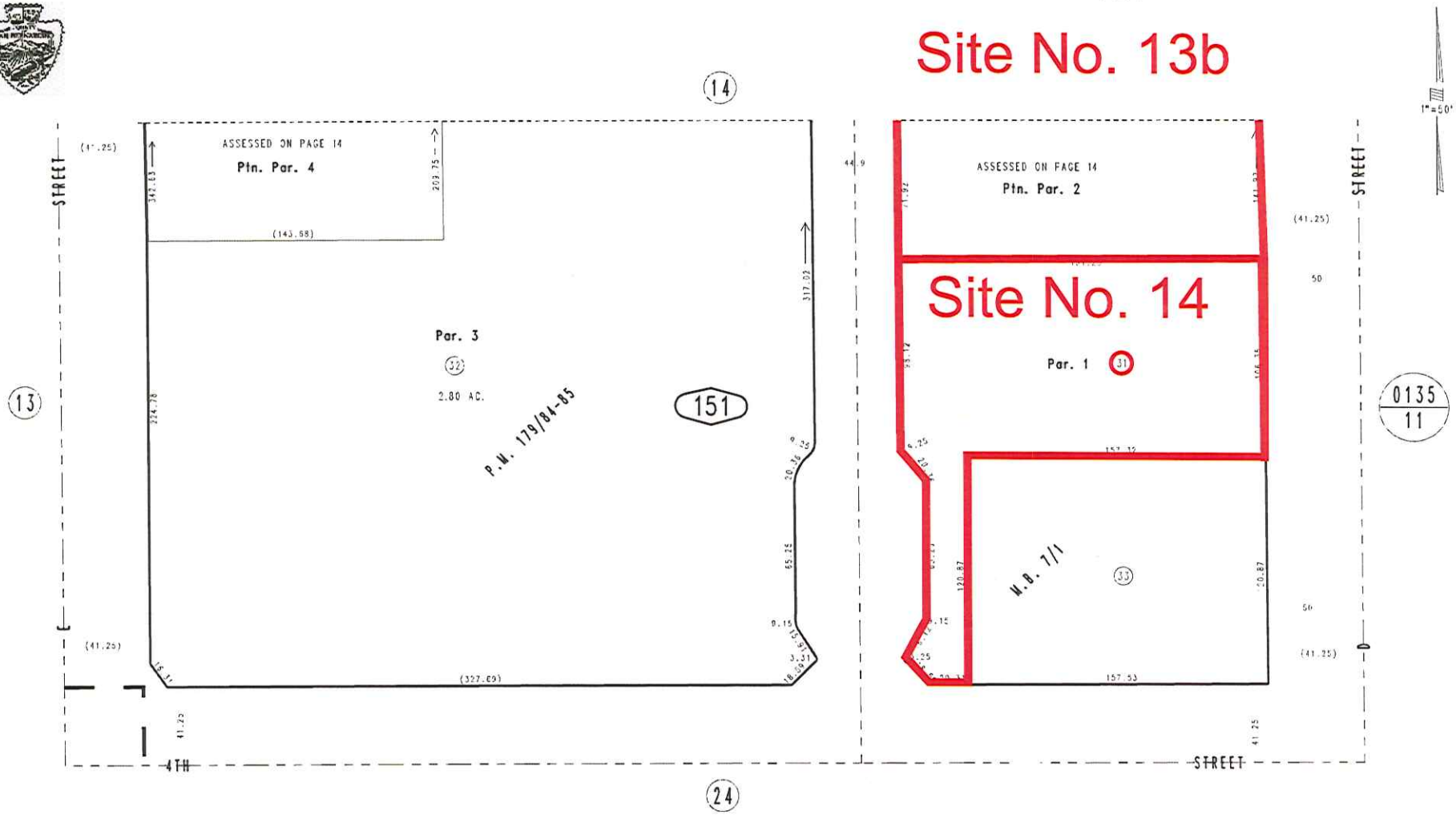
Ptn. Parcel Map No. 14718, P.M. 179/84-85

Assessor's Map
Book 0134 Page 14
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 15
Tax Rate Area
7006



REVISED
02/24/12 LH
07/27/12 GP

December 2004

Ptn. Parcel Map No. 14713, P.M. 179/84-85

Ptn. S.W.1/4, Sec. 3
T.1S., R.4W.

Assessor's Map
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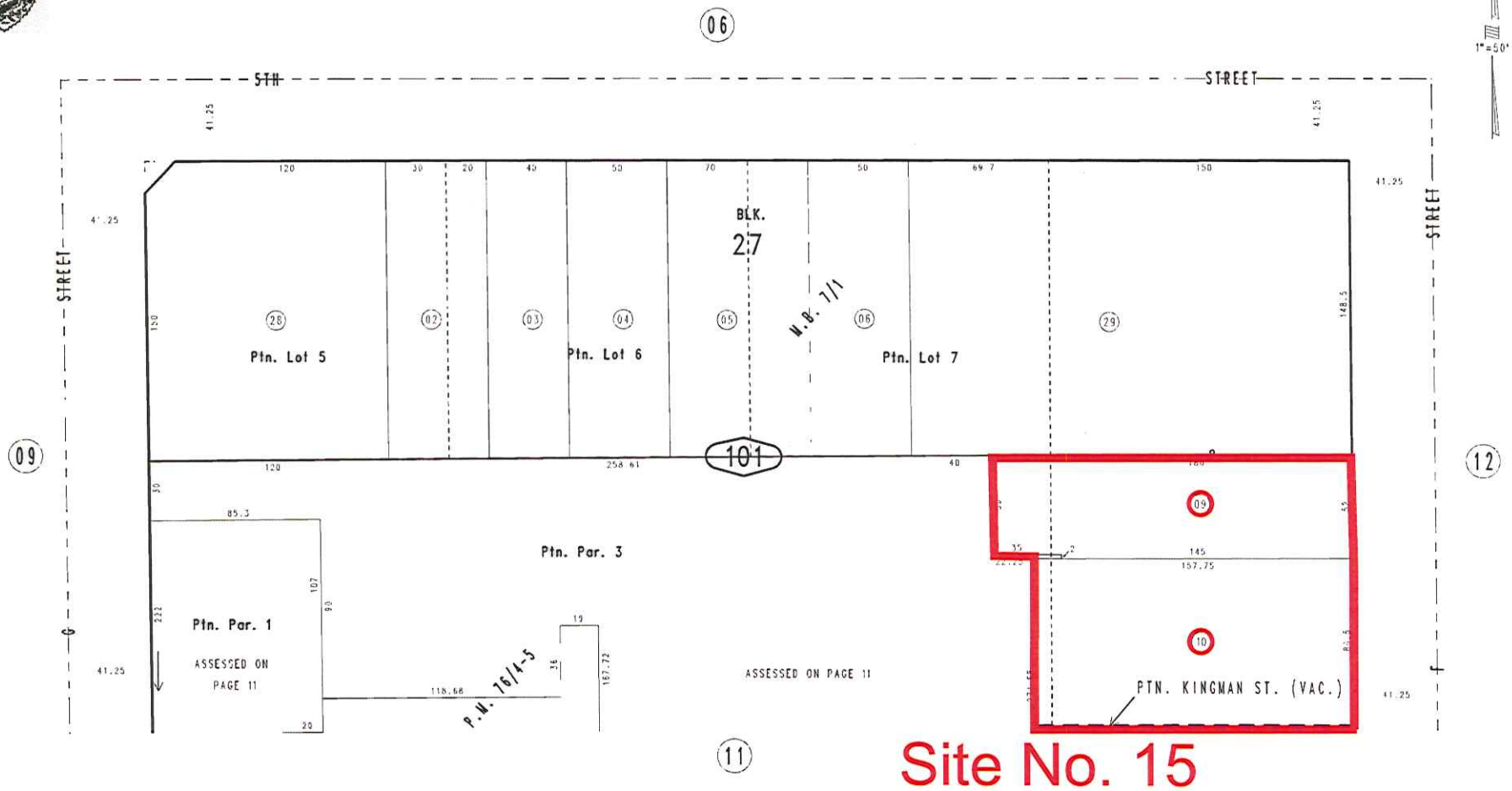
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 – 10
Tax Rate Area
7006



REVISED

Assessor's Map
Book 0134 Page 10
San Bernardino County

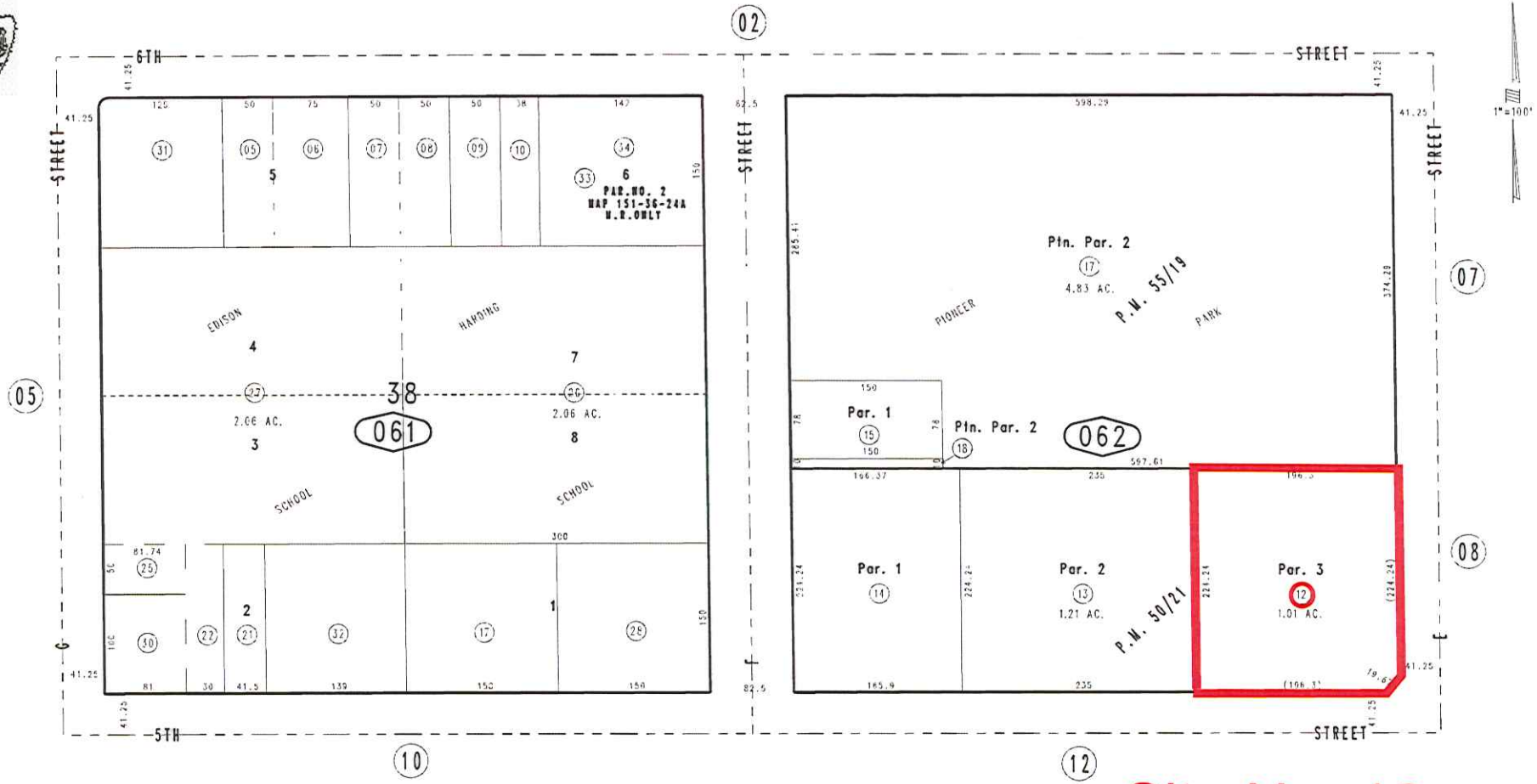
December 2004

Ptn. Parcel Map No. 7152, P.M. 76/4-5, Amend. Doc. 11-2-83, No. 219184

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 – 06
Tax Rate Area
7006



Site No. 16

REVISED
11/30/11 KA

December 2004

Parcel Map No. 5650, P.M. 55/19
Parcel Map No. 4643, P.M. 50/21

Assessor's Map
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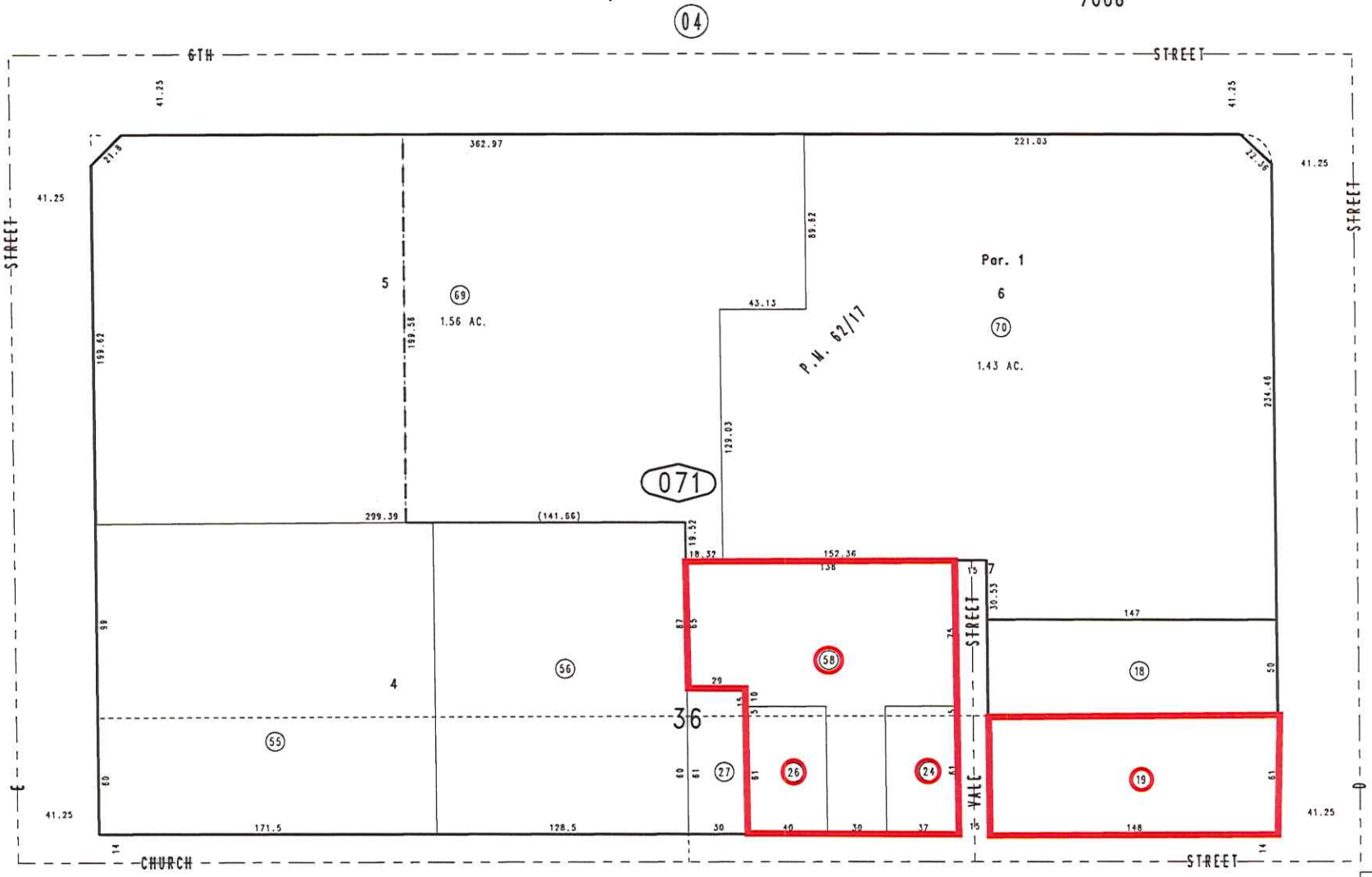
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 07
Tax Rate Area
7006



Site No. 17

REVISED
04/19/11 BK-MC

December 2004

Parcel Map No. 6461, P.M. 62/17

Assessor's Map
Book 0134 Page 07
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Garner Sub.
M.B. 3/77

City of San Bernardino 0138 - 12
Tax Rate Area
7012,7042,7167

Site No. 18

REVISED
01/06/12 GW-MC

August 2004

Parcel Map No. 3546, P.M. 31/52-53

Ptn. S.W.1/4, Sec. 4
T.1S., R.4W.

Assessor's Map
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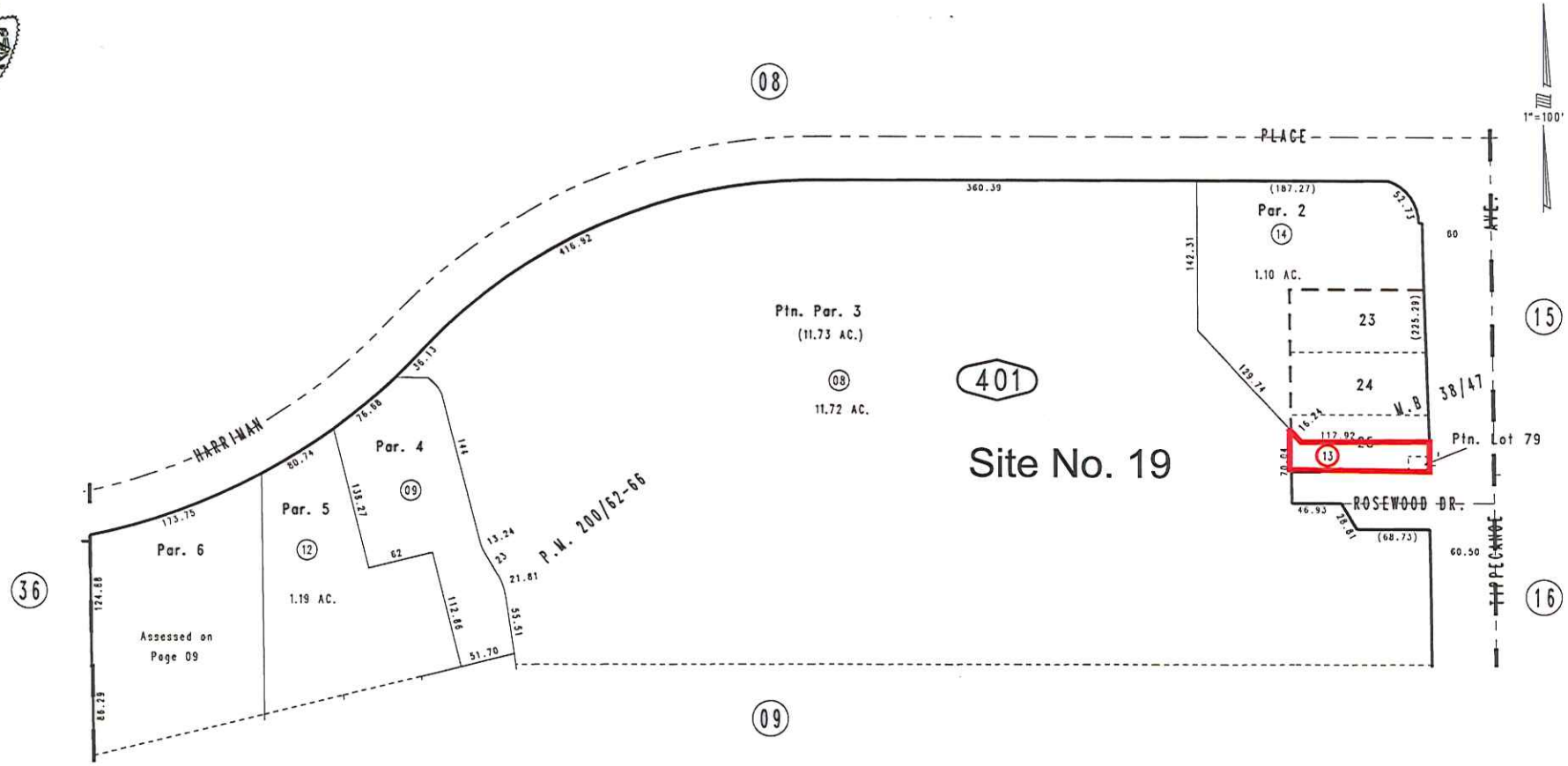
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Loma Linda Gardens, Tract No. 2743
M.B. 38/47

City of San Bernardino 0281 - 40
Tax Rate Area
7146



October 2005 KC

Ptn. parcel Map No. 16154, P.M. 200/62-66

Ptn. S.1/2, Sec. 23
T.1S., R.4W.

Assessor's Map
Book 0281 Page 40
San Bernardino County

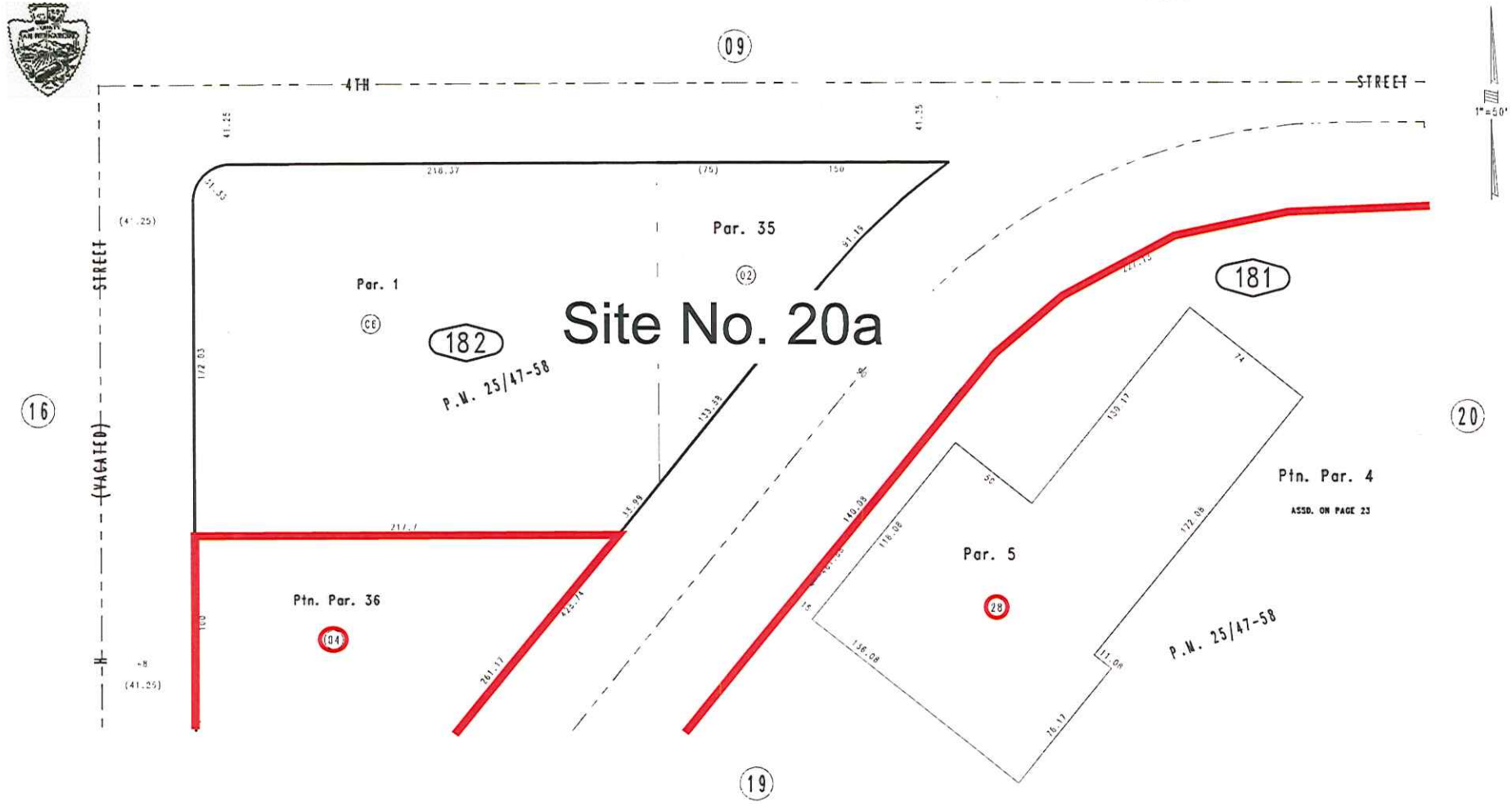
REVISED
04/19/13 LH
10/03/14 RU

Exhibit G – Assessor Parcel Maps - Parcels to be Transferred for Future Development

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 18
Tax Rate Area
7039



December 2004

Ptn. City of San Bernardino, M.B. 7/

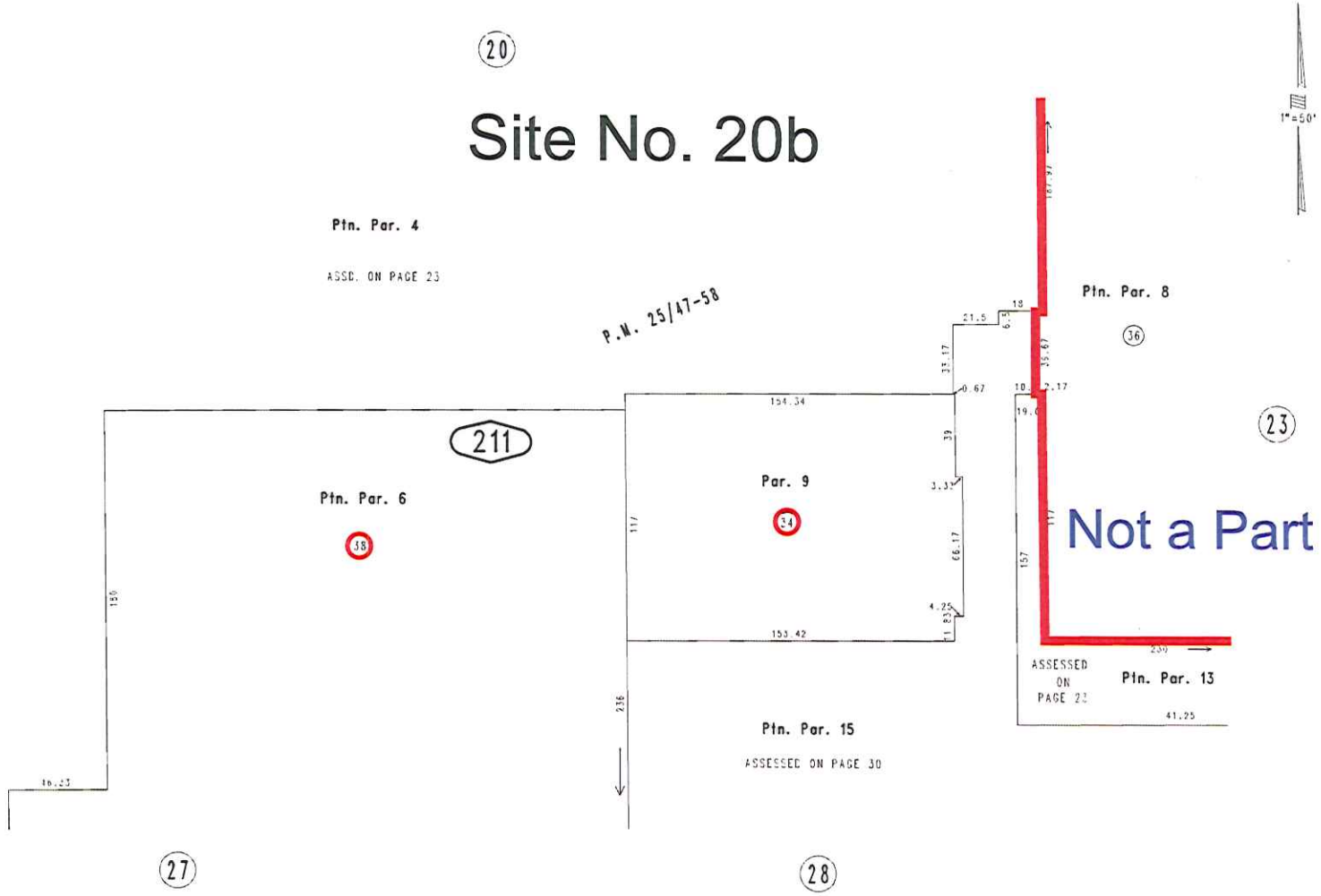
Assessor's Map
Book 0134 Page 18
San Bernardino County

REVISED
03/24/09 RM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 21
Tax Rate Area
7039



December 2004

Ptn. City of San Bernardino, M.B. 7/

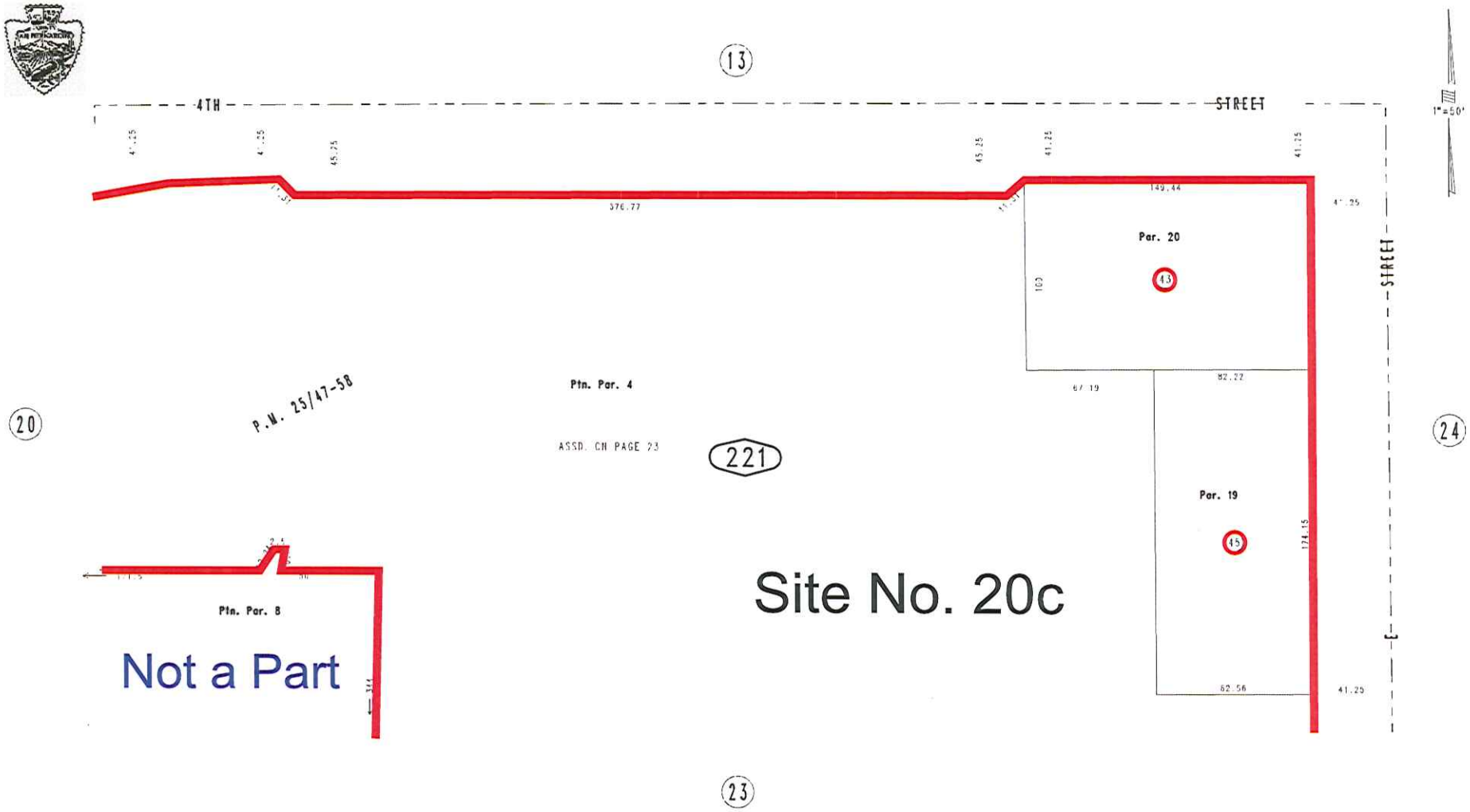
Assessor's Map
Book 0134 Page 21
San Bernardino County

REVISED
03/26/09 RM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 22
Tax Rate Area
7039



REVISED
03/26/09 RM

Assessor's Map
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San Bernardino County

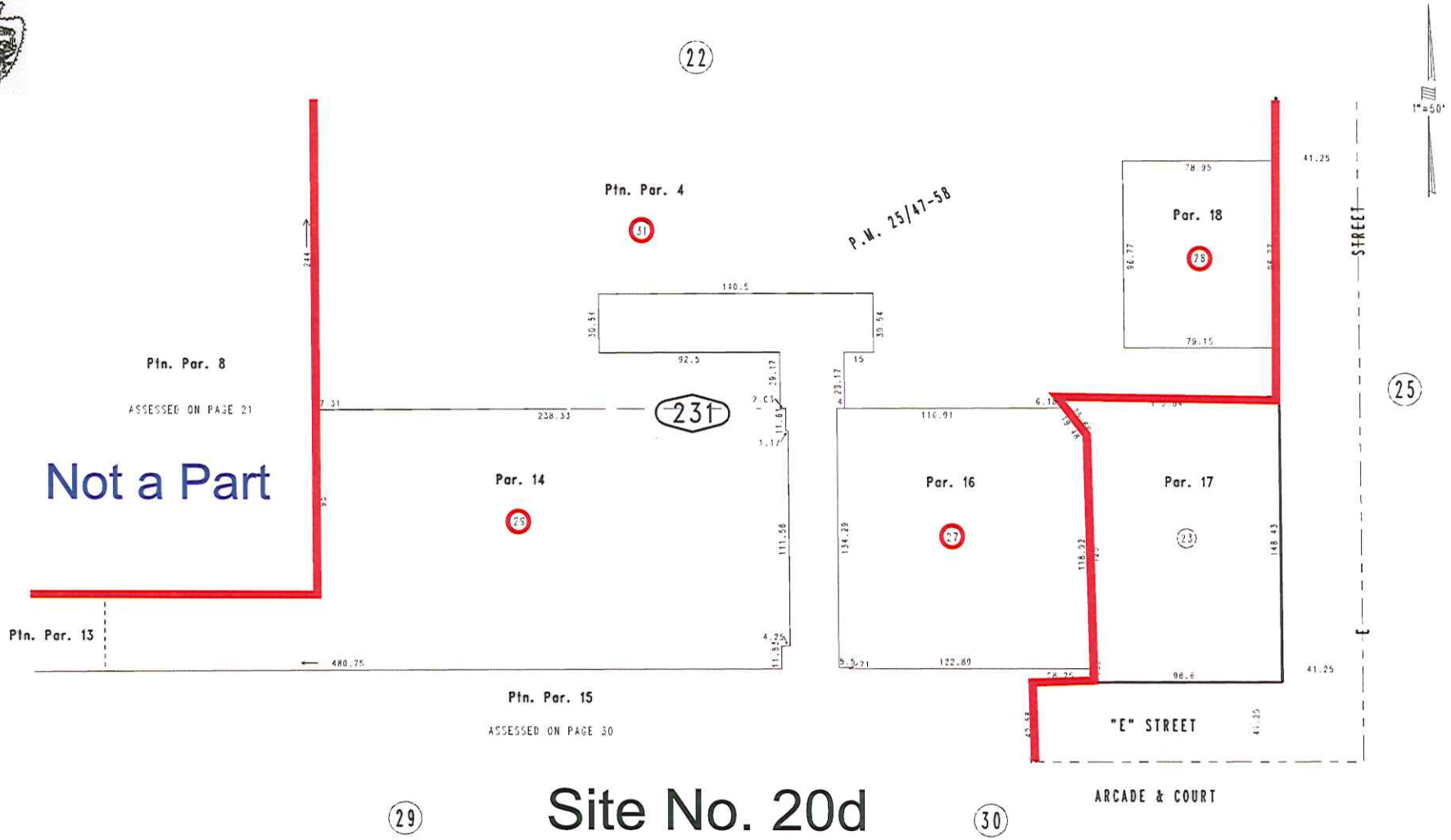
December 2004

Ptn. City of San Bernardino, M.B. 7/

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 23
Tax Rate Area
7039



Site No. 20d

REVISED
03/26/09 RM

Assessor's Map
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San Bernardino County

December 2004

Ptn. City of San Bernardino, M.B. 7/

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Waters Sub., M.B. 6/47
Harris Sub., M.B. 16/8

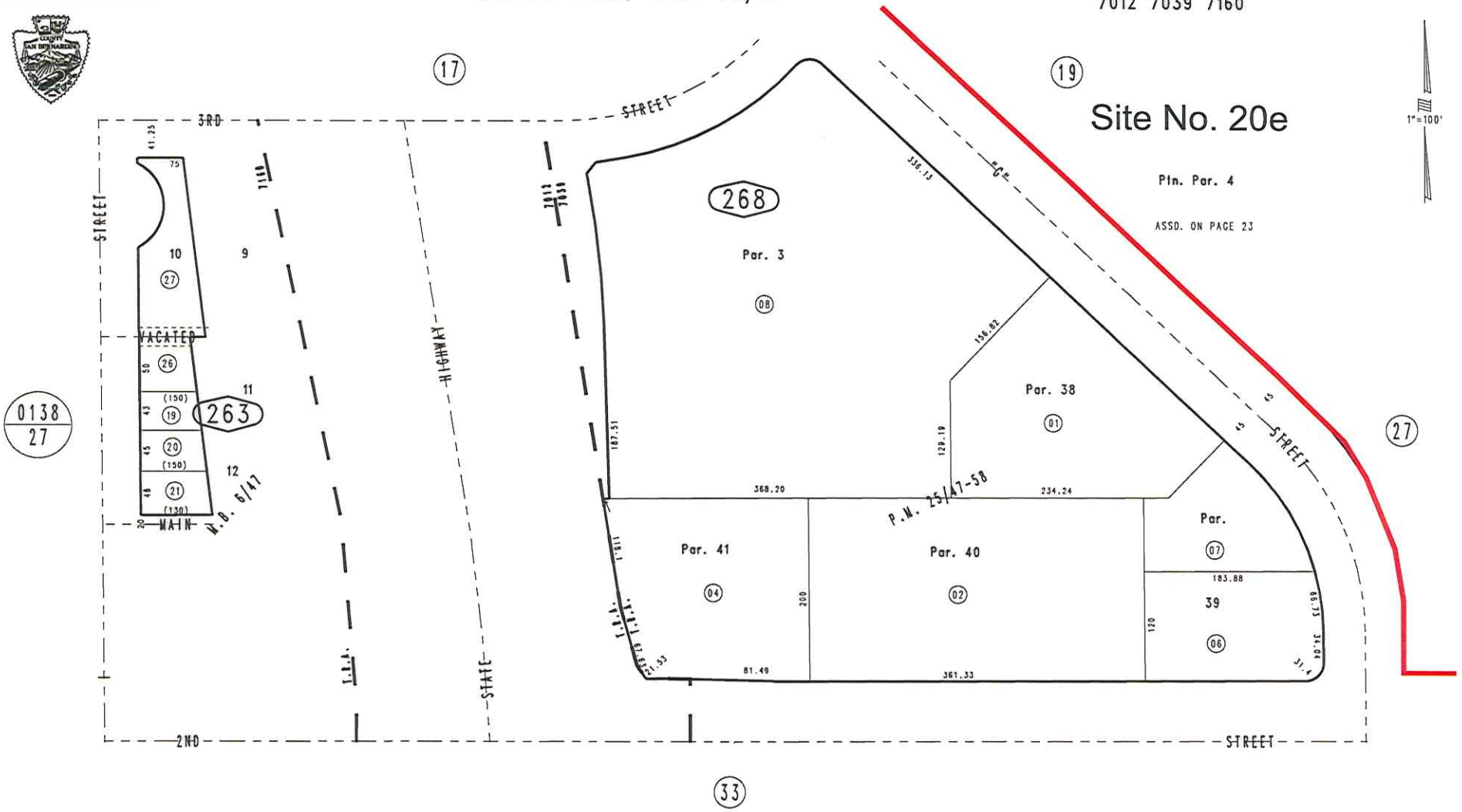
City of San Bernardino 0134 - 26
Tax Rate Area
7012 7039 7160

Site No. 20e

Ptn. Par. 4

ASSD. ON PAGE 23

1"=100'



Pln. Parcel Map No. 688, P.M. 25/47-58
Pln. City of San Bernardino, M.B. 7/1

December 2004

Assessor's Map
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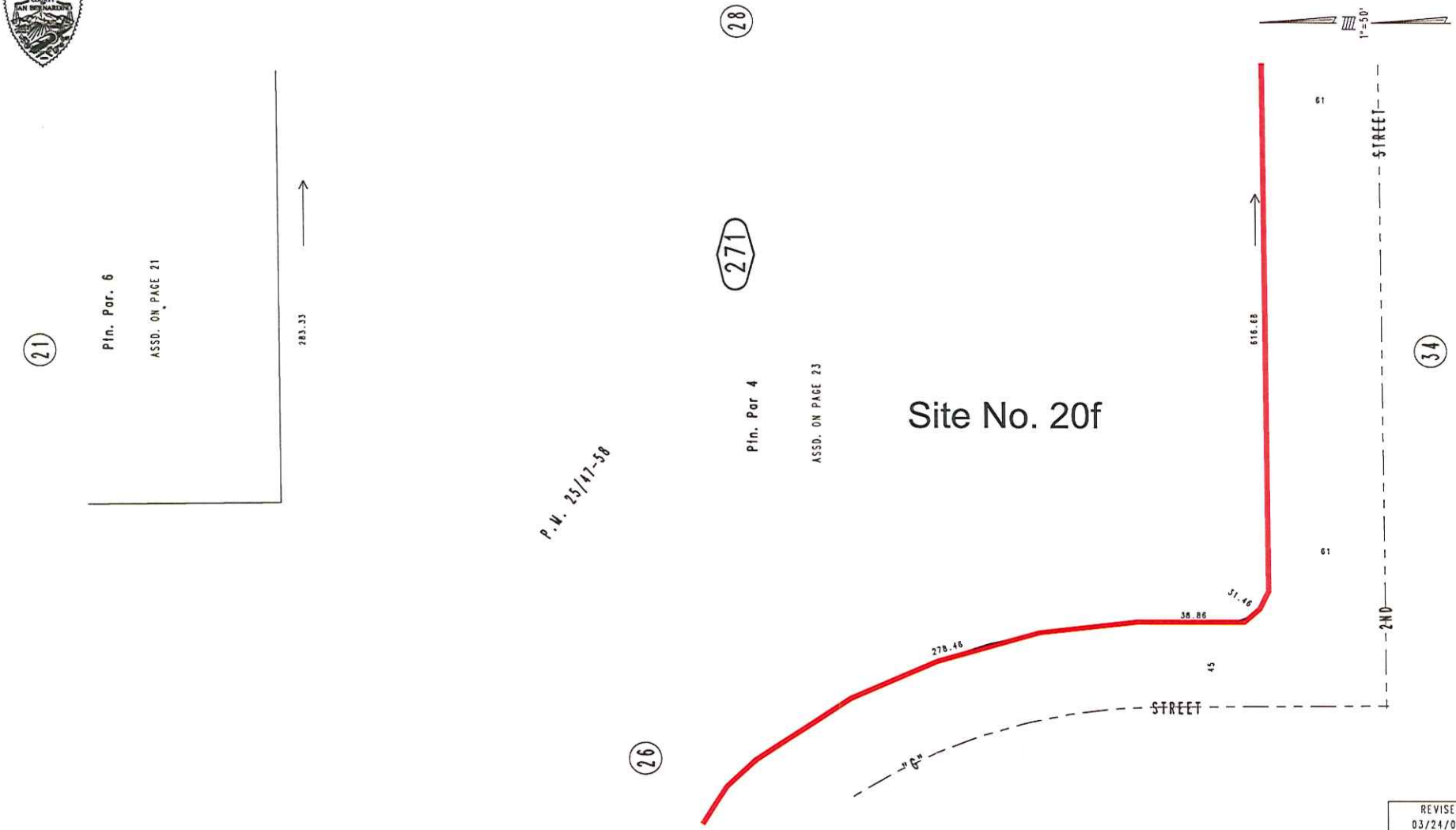
San Bernardino County

REVISED
03/24/09 RM
01/07/10 RM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 27
Tax Rate Area
7039



REVISED
03/24/09 RM

Assessor's Map
Book 0134 Page 27
San Bernardino County

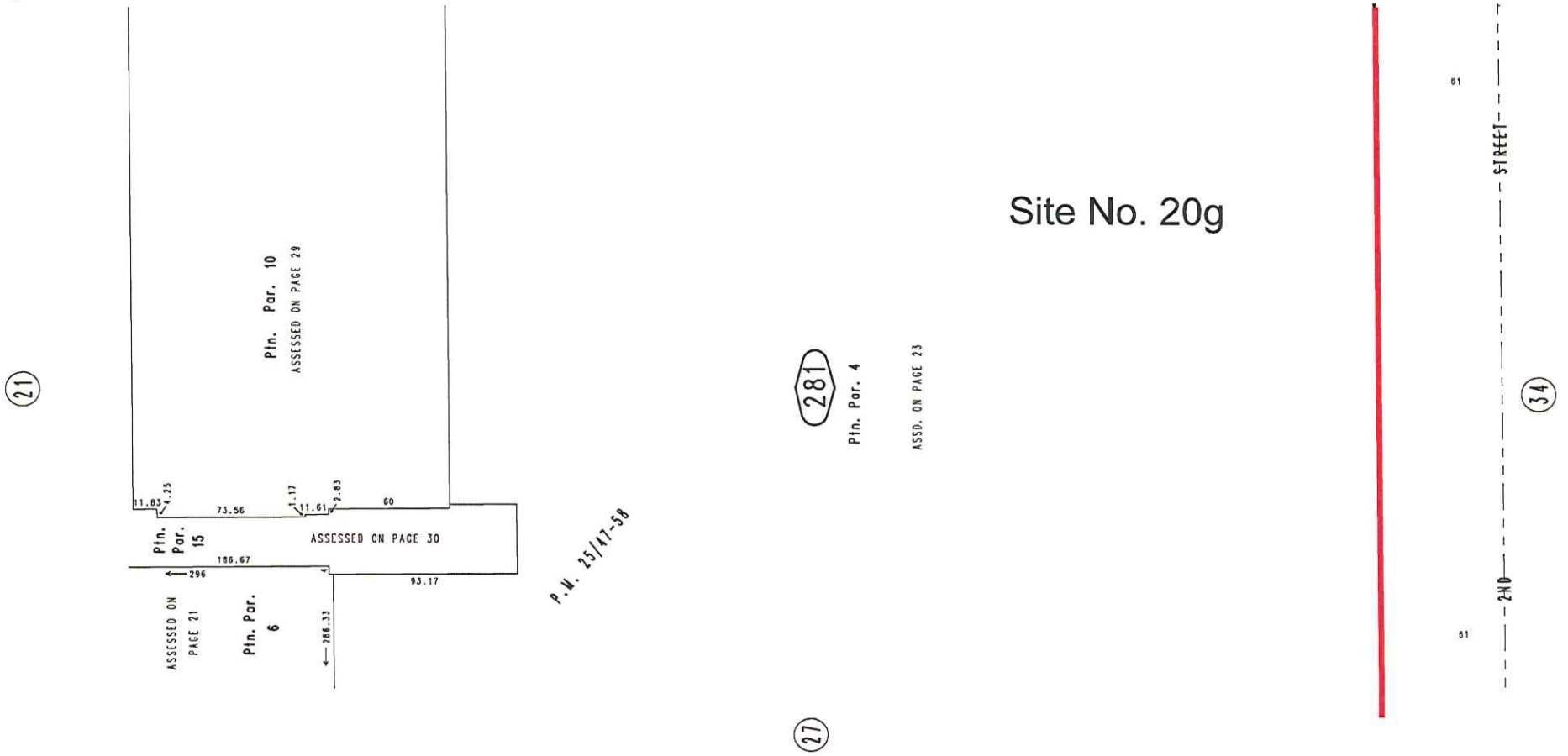
December 2004

Ptn. City of San Bernardino, M.B. 7/1

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 28
Tax Rate Area
7039



REVISED
03/25/09 RM

December 2004

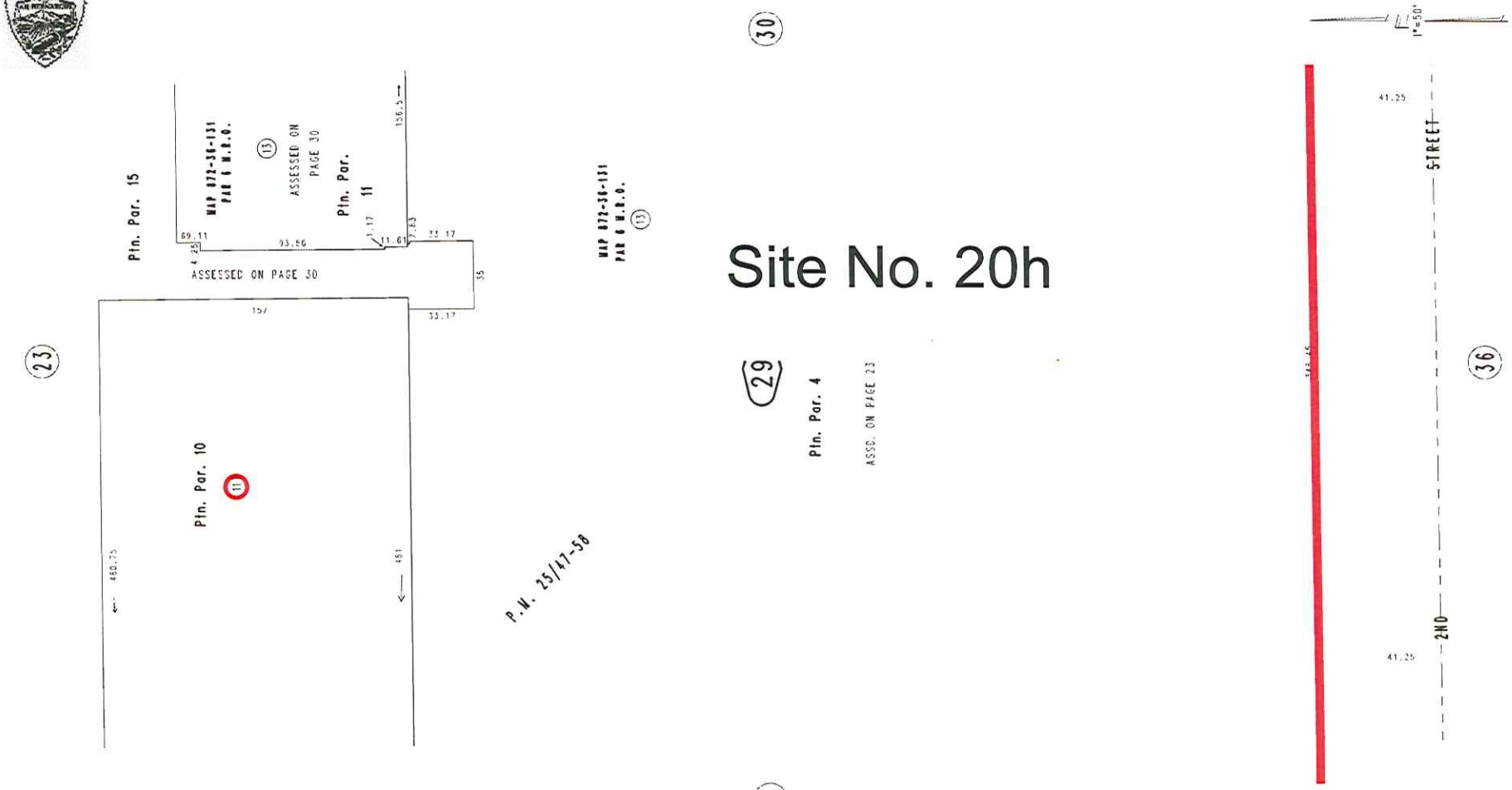
Ptn. City of San Bernardino, M.B. 7/1

Assessor's Map
Book 0134 Page 28
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 29
Tax Rate Area
7039



REVISED
03/25/09 RH

Assessor's Map
Book 0134 Page 29
San Bernardino County

December 2004

Ptn. City of San Bernardino, M.B. 77

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 30
Tax Rate Area
7039

REVISED
03/25/09 RH

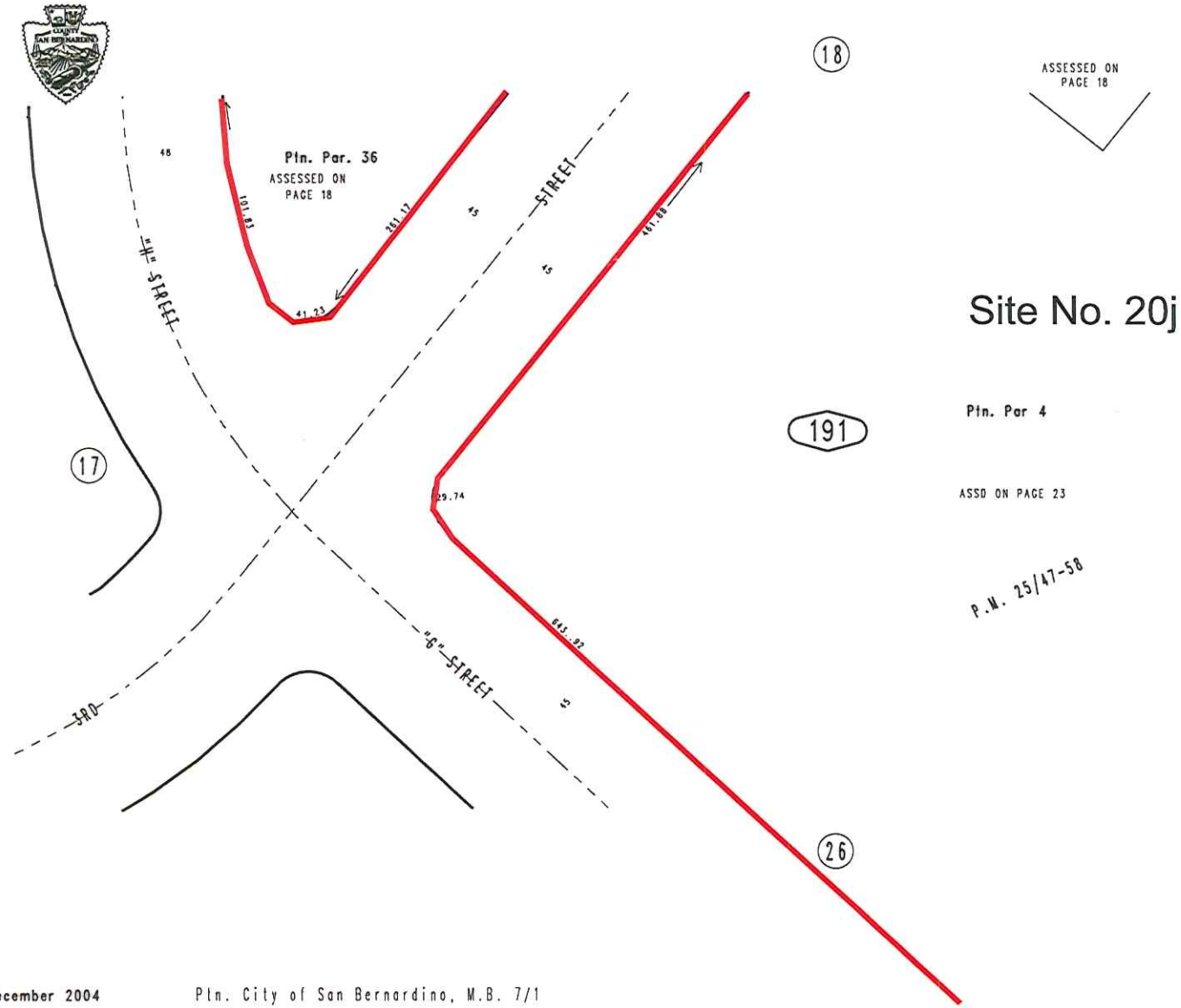
Assessor's Map
Book 0134 Page 30
San Bernardino County

December 2004 Ptr. City of San Bernardino, M.B. 7/1

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 19
Tax Rate Area
7039



December 2004

Ptn. City of San Bernardino, M.B. 7/1

Assessor's Map
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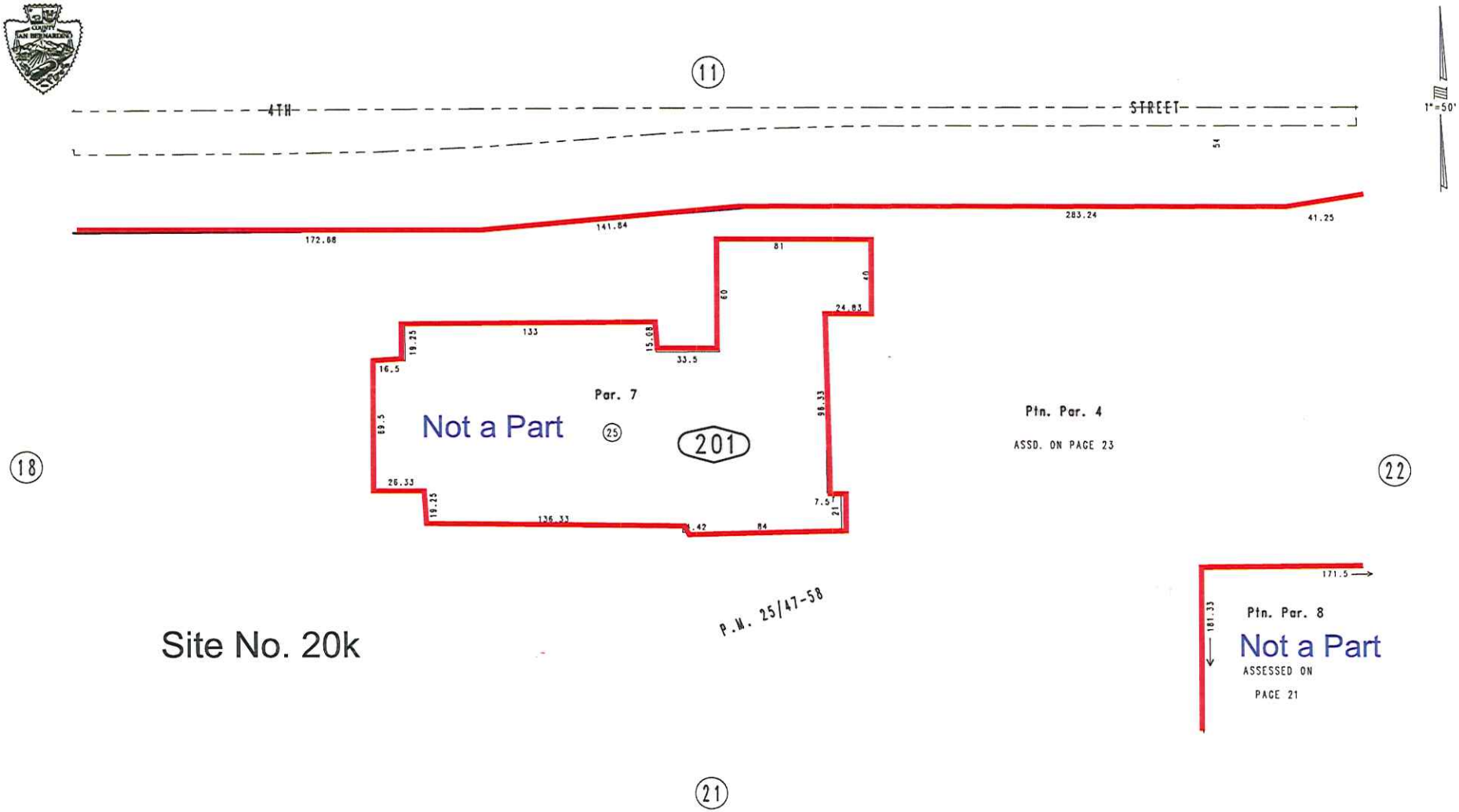
San Bernardino County

REVISED
03/24/09 RM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 688, P.M. 25/47-58

City of San Bernardino 0134 - 20
Tax Rate Area
7039



Site No. 20k

REVISED
03/26/09 RM

Assessor's Map
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San Bernardino County

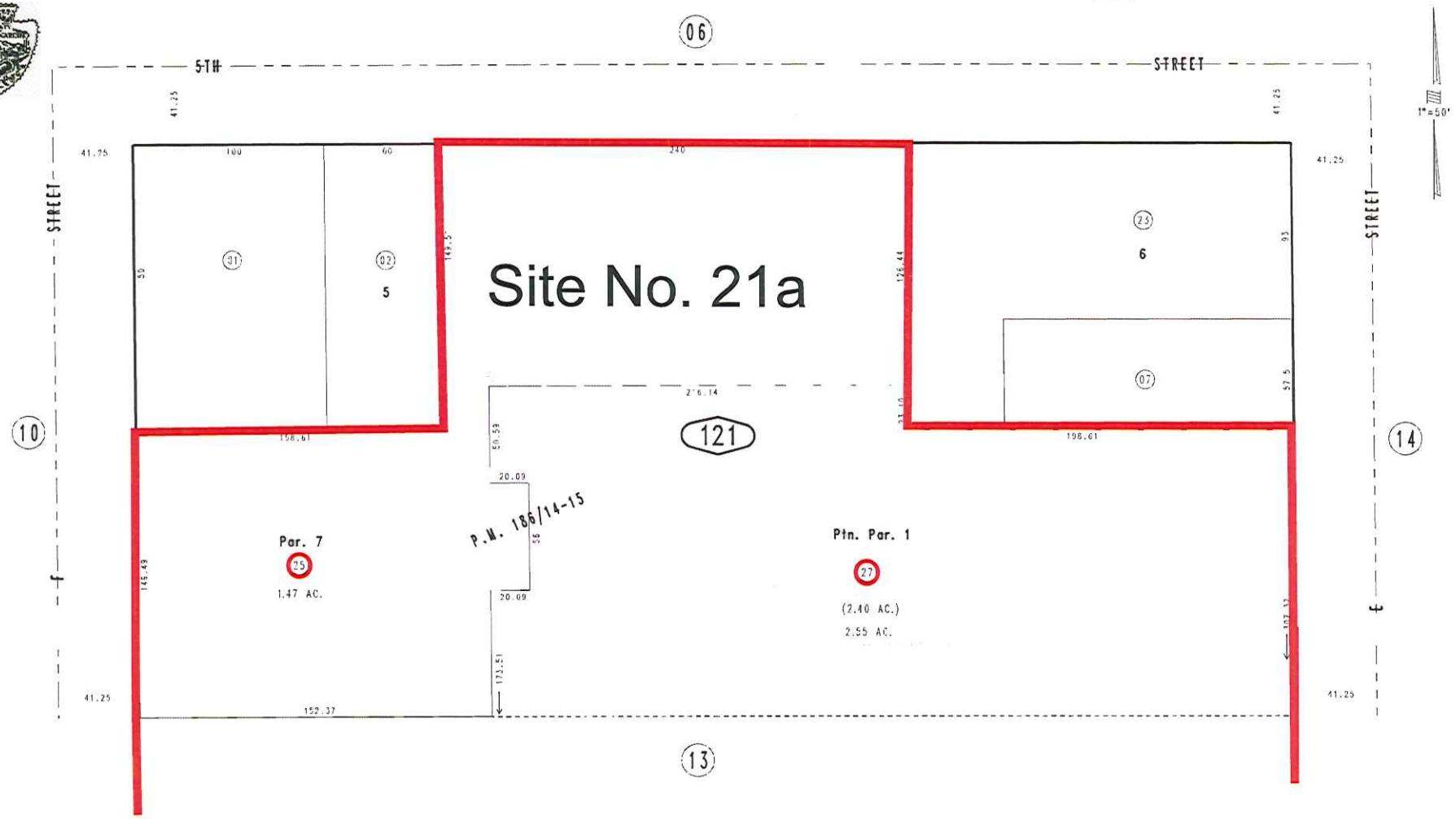
December 2004

Ptn. City of San Bernardino, M.B. 7/1

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 12
Tax Rate Area
7006



REVISED
01/07/10 KA
02/27/12 LH

December 2004

Ptn. Parcel Map No. 15033, P.M. 186/14-15

Ptn. S.W.1/4, Sec. 3
T.1S., R.4W.

Assessor's Map
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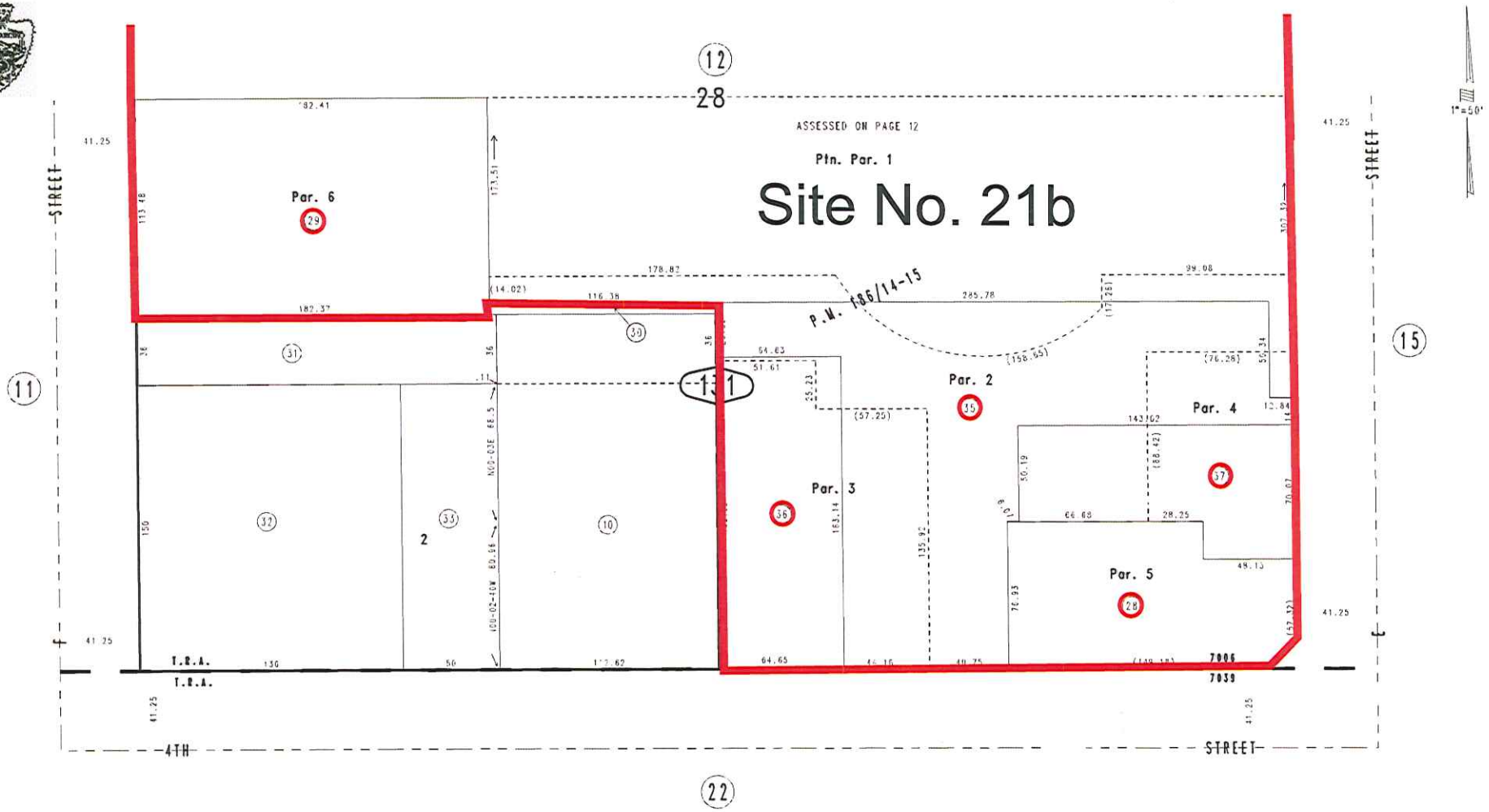
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 13
Tax Rate Area
7006,7039



December 2004

Ptn. Parcel Map No. 15033, P.M. 186/14-15

Ptn. S.W.1/4, Sec. 3
T.1S., R.4W.

Assessor's Map
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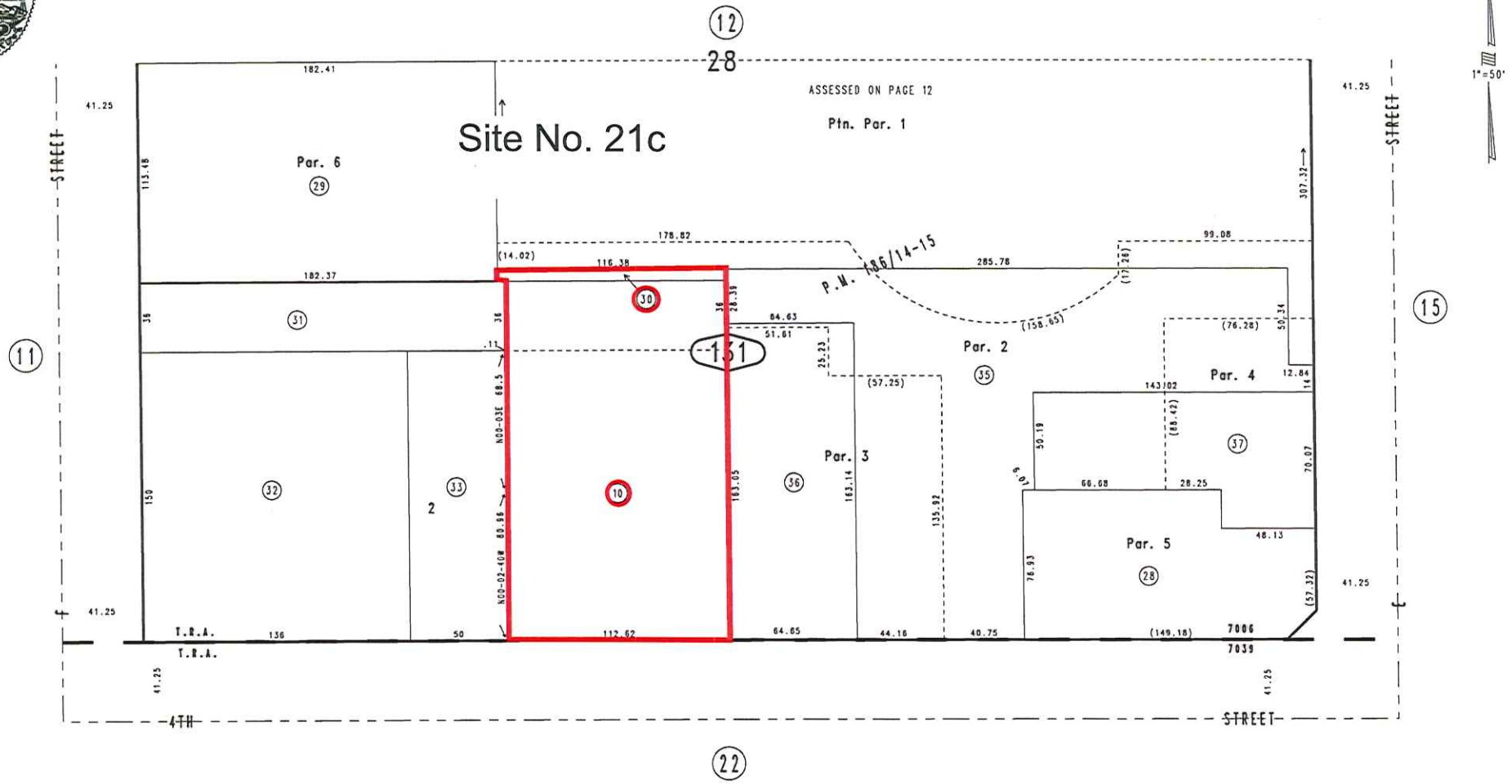
San Bernardino County

REVISED
01/07/10 KA
11/30/11 KA
02/27/12 LH

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 13
Tax Rate Area
7006,7039



December 2004

Ptn. Parcel Map No. 15038, P.M. 186/14-15

Ptn. S.W.1/4, Sec. 3
T.1S., R.4W.

Assessor's Map
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San Bernardino County

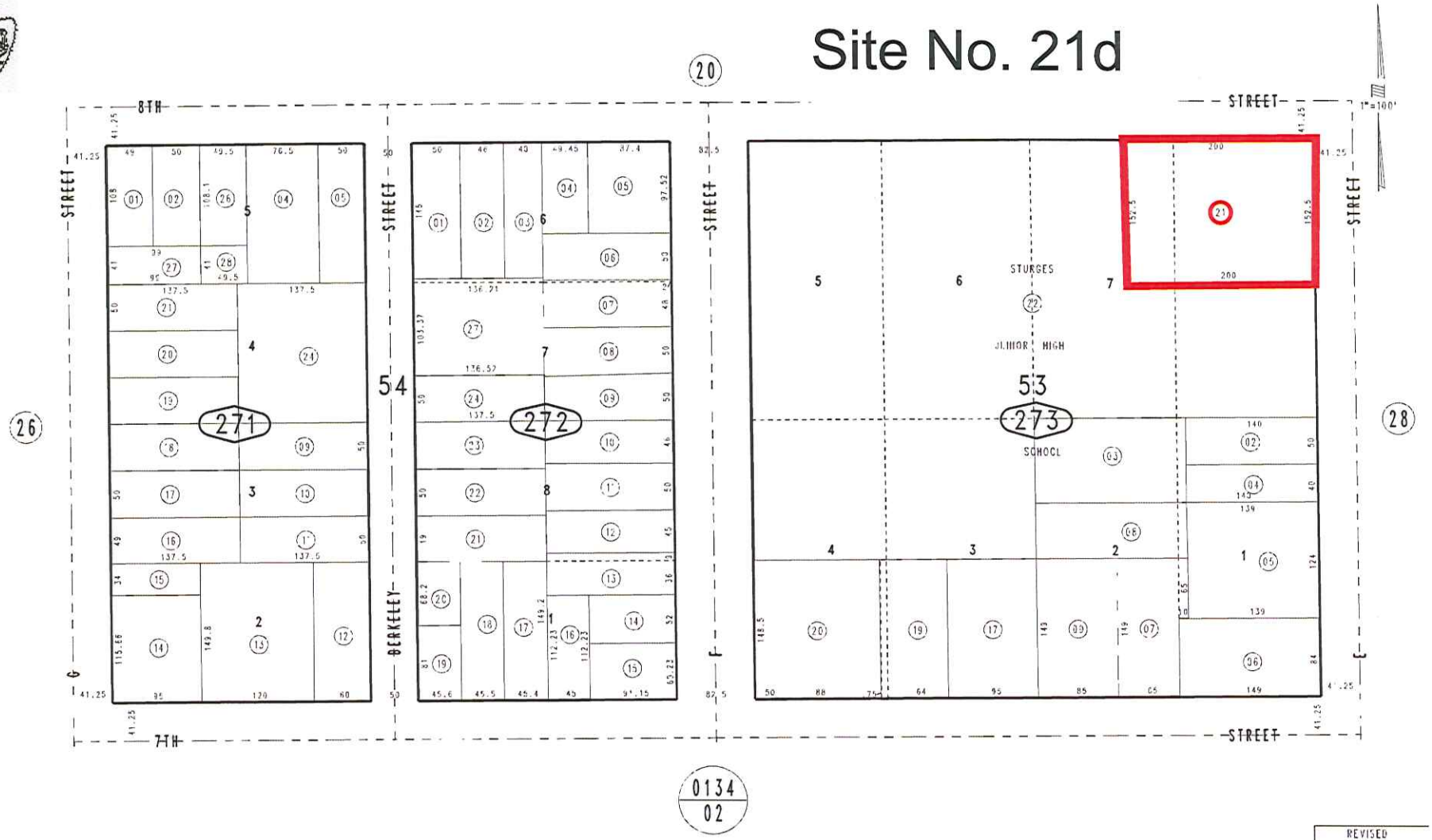
REVISED
01/07/10 KA
11/30/11 KA
02/27/12 LH

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0140 - 27
Tax Rate Area
7006

Site No. 21d



0134
02

Ptn. N.W.1/4, Sec. 2
T.1S., R.4W.

Assessor's Map
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San Bernardino County

REVISED
02/13/09 KA
12/23/09 LH

December 2004

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 05
Tax Rate Area
7006,7012

Site No. 22

December 2004

Kingman-Hampson Sub., M.B. 3/81
Ward & Courtney Sub., M.B. 3/25

Assessor's Map
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San Bernardino County

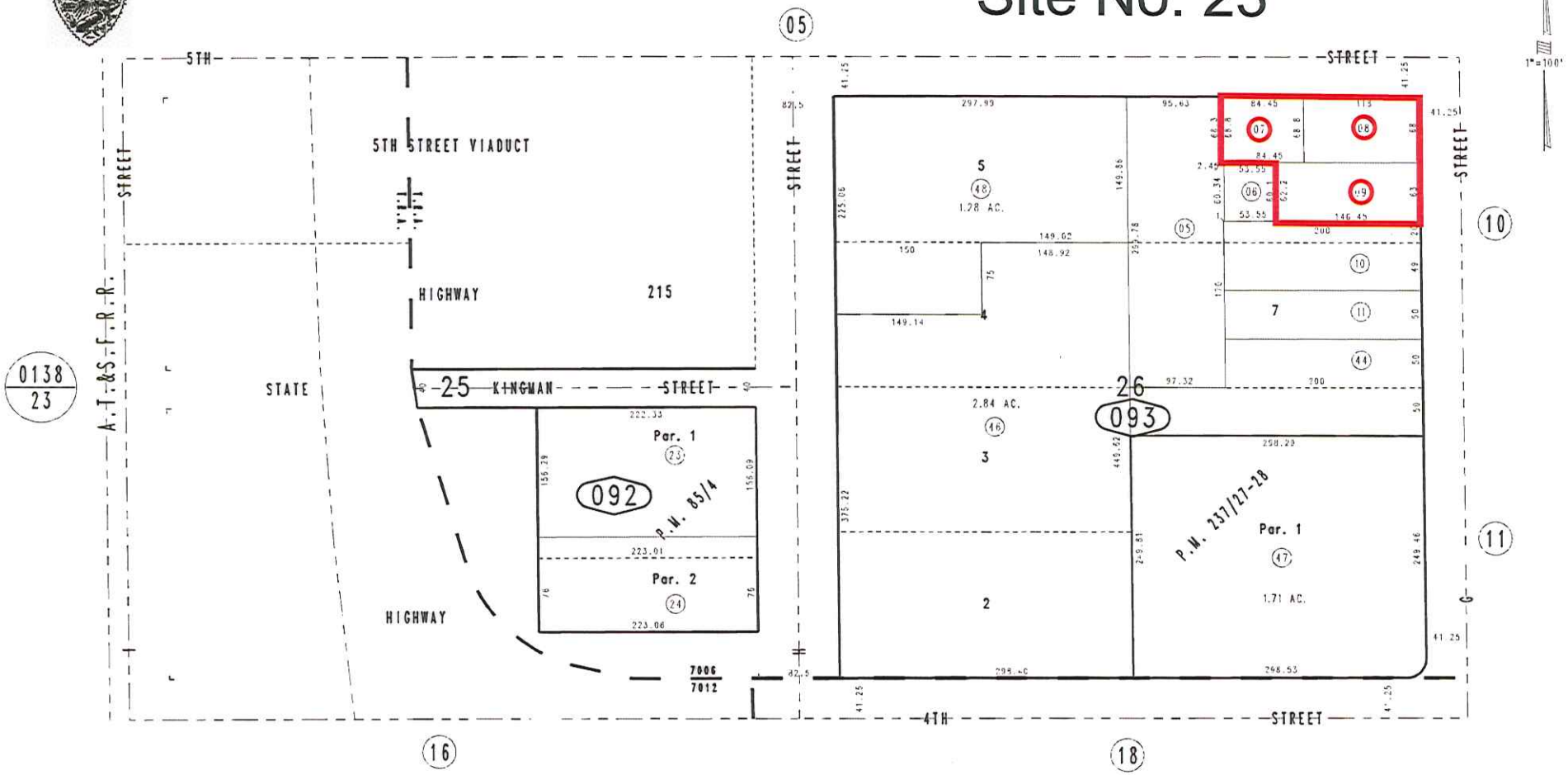
REVISED
05/16/12 BK-MC
08/27/12 LH
04/09/13 LH
04/11/13 LH
09/05/13 KC

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 09
Tax Rate Area
7006,7012

Site No. 23



December 2004

Parcel Map No. 19221, P.M. 237/27-28
Parcel Map No. 8031, P.M. 85/4

Ptn. S.E.1/4, Sec. 4
T.1S., R.4W.

Assessor's Map
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San Bernardino County

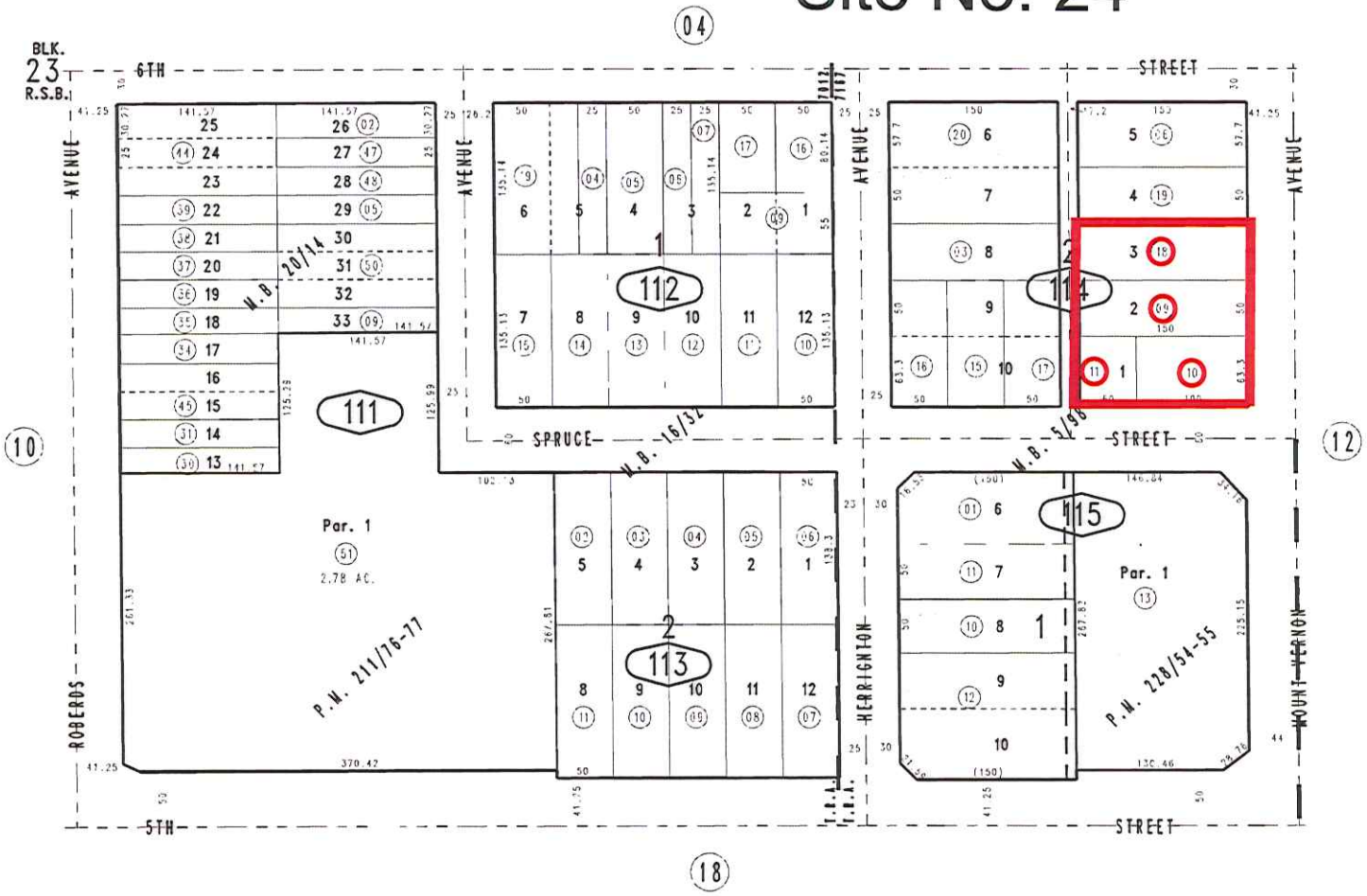
REVISED
06/11/10 PM
10/06/10 KA
01/25/12 KA

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. S.E.1/4 Sec.5, T.1S., R.4W.

City of San Bernardino 0138 - 11
Tax Rate Area
7012,7167

Site No. 24



Parcel Map No. 17809, P.M. 228/54-55
Parcel Map No. 17315, P.M. 211/76-77
Tomkpins Subdivision No. 3, M.B. 20/14
Paddock Subdivision, M.B. 16/32
Tompkins Subdivision, M.B. 5/98

August 2004

Assessor's Map
Book 0138 Page 11
San Bernardino County

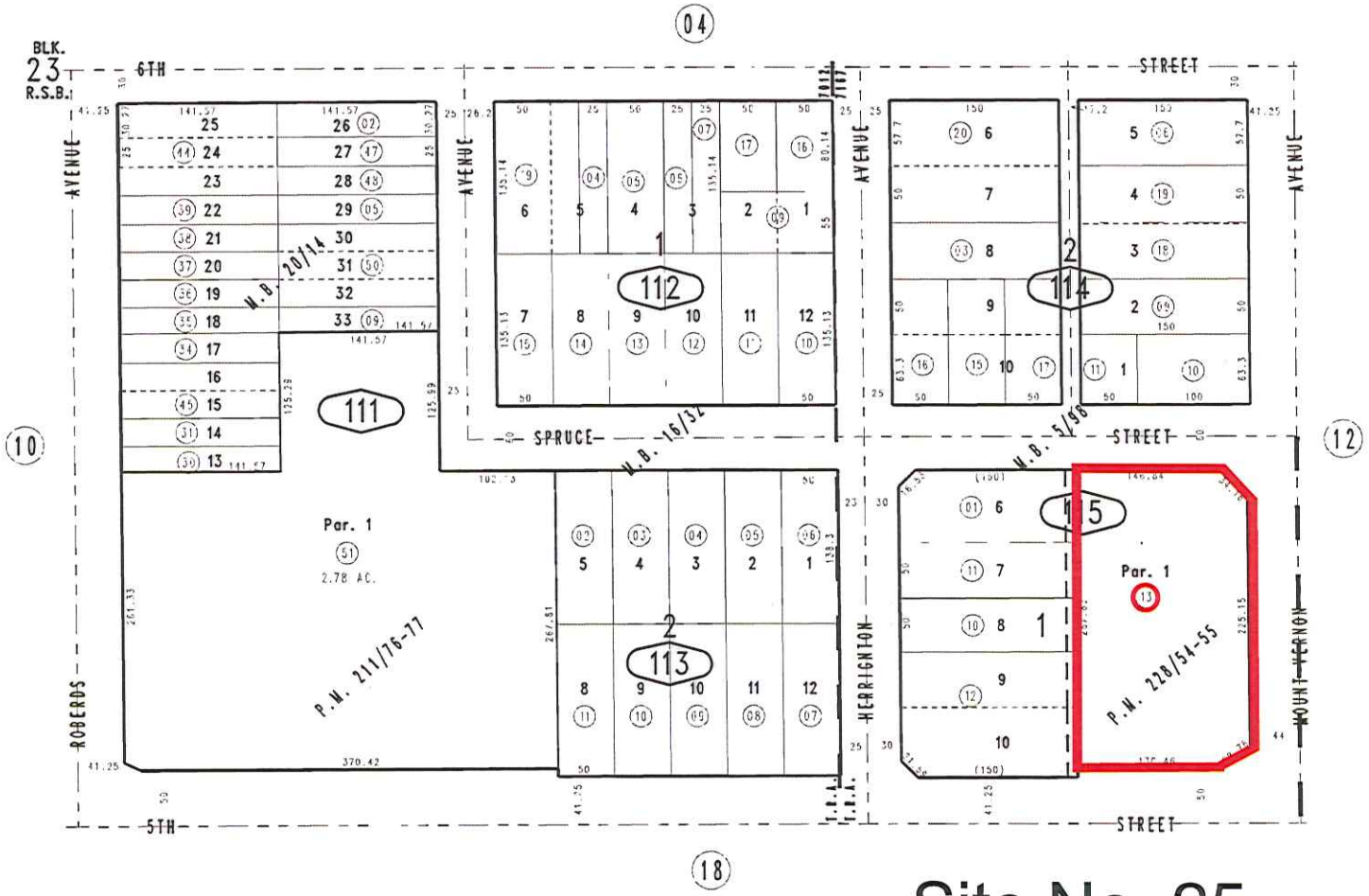
REVISED
12/28/11 GW-MC

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. S.E.1/4 Sec.5, T.1S., R.4W.

City of San Bernardino 0138 - 11
Tax Rate Area
7012,7167

1"=100'



Site No. 25

Parcel Map No. 17809, P.M. 228/54-55
Parcel Map No. 17315, P.M. 211/76-77
Tompkins Subdivision No. 3, M.B. 20/14
Paddock Subdivision, M.B. 16/32
Tompkins Subdivision, M.B. 5/98

August 2004

Assessor's Map
Book 0138 Page 11
San Bernardino County

REVISED
12/28/11 GW-MC

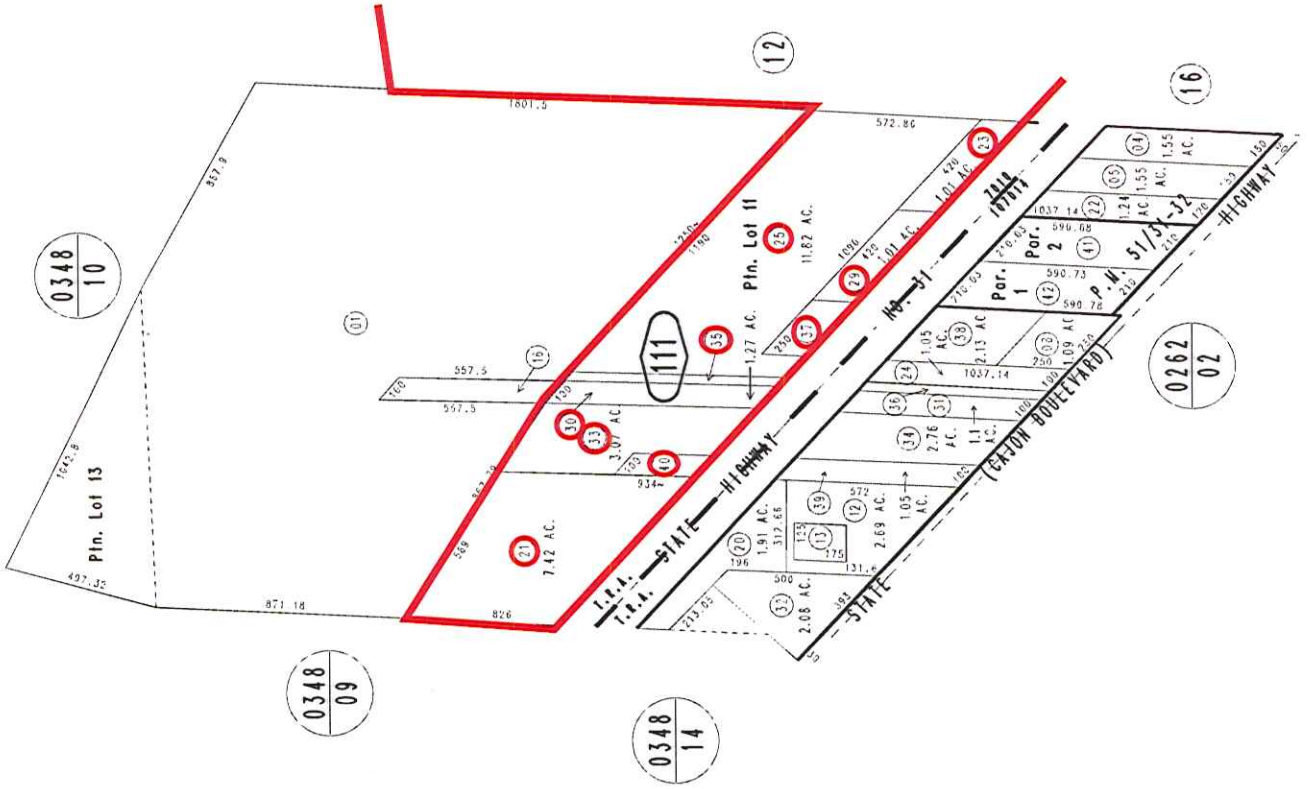
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Meyers & Barclay Sub.
M.B. 2/32

City of San Bernardino 0261 - 11
San Bernardino Unified
Tax Rate Area
7010 107014

1" = 100'

Site No. 26a



November 2004

Parcel Map No. 5215, P.M. 51/31-32

Assessor's Map
Book 0261 Page 11
San Bernardino County

REVISED
04/20/11 RM
12/14/11 RL

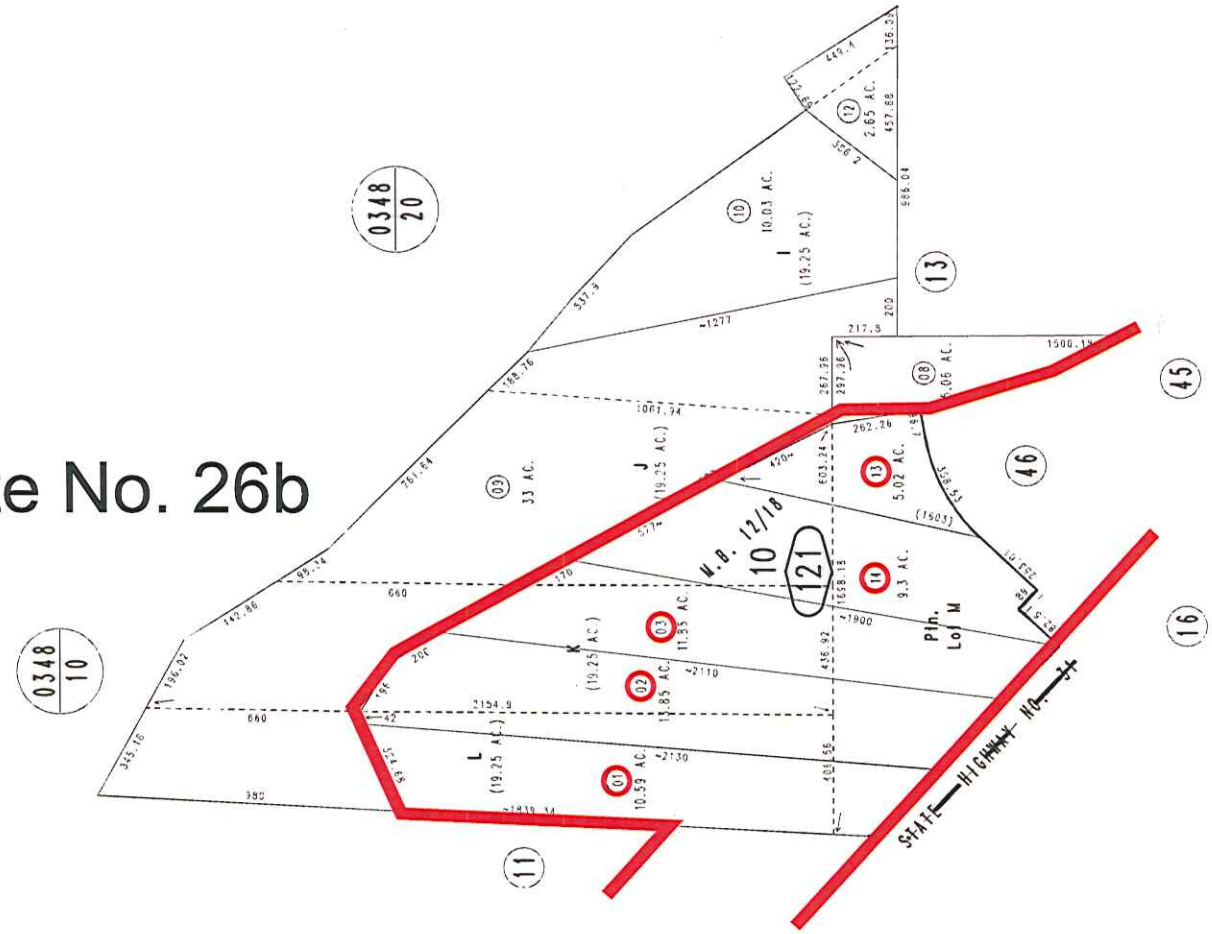
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho Muscupiabe
M.B. 1/24 & 7/23

City of San Bernardino 0261 - 12
Tax Rate Area
7010

1" = 400'

Site No. 26b



REVISED
06/14/12 BK-MC

Assessor's Map
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San Bernardino County

November 2004

Ptn. Meyers & Barclay Sub., M.B. 12/18

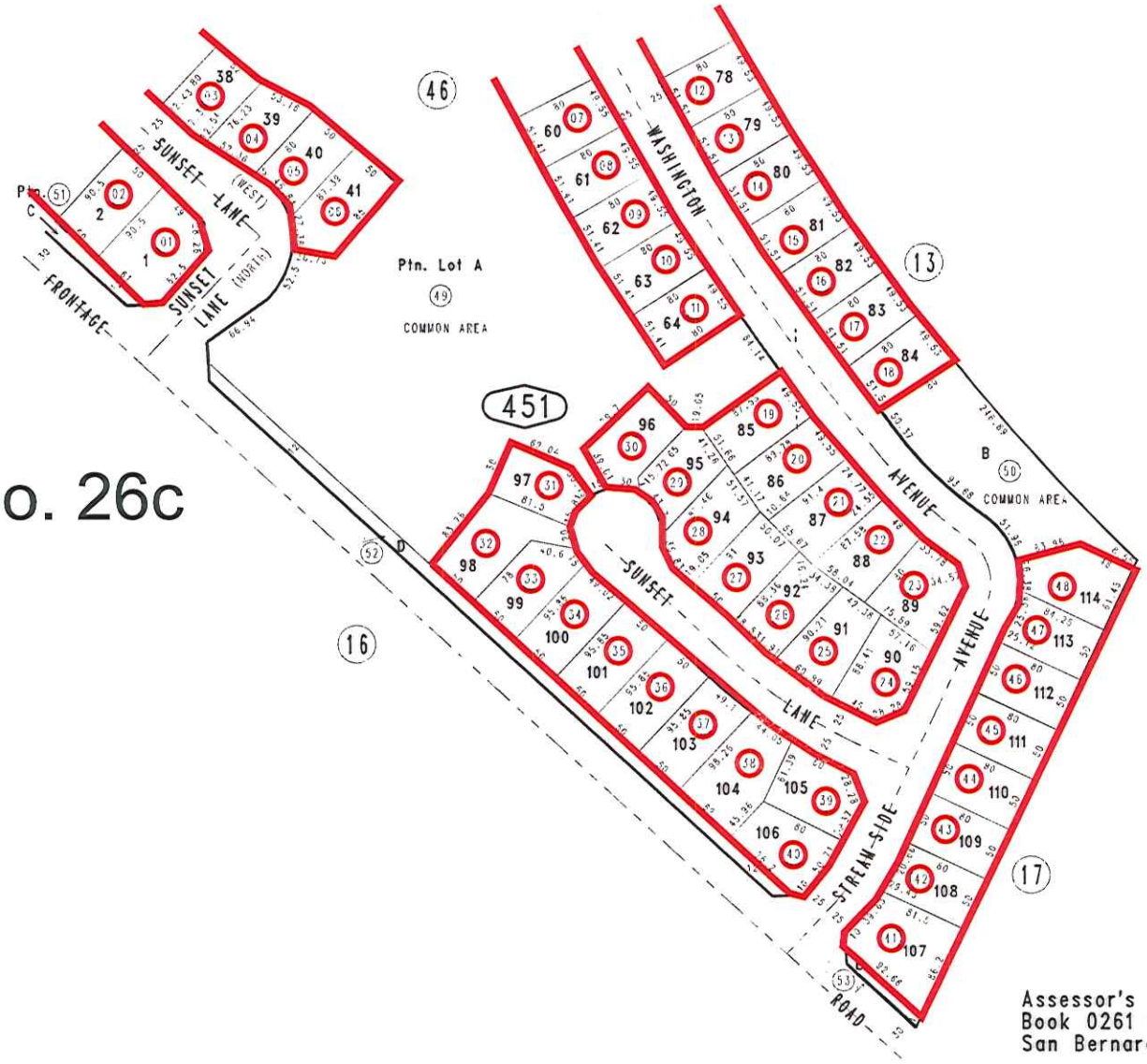
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Tract No. 12756, M.B. 197/22-25

City of San Bernardino 0261 - 45
Tax Rate Area
7010

1"=100'

Site No. 26c



November 2004

Assessor's Map
Book 0261 Page 45
San Bernardino County

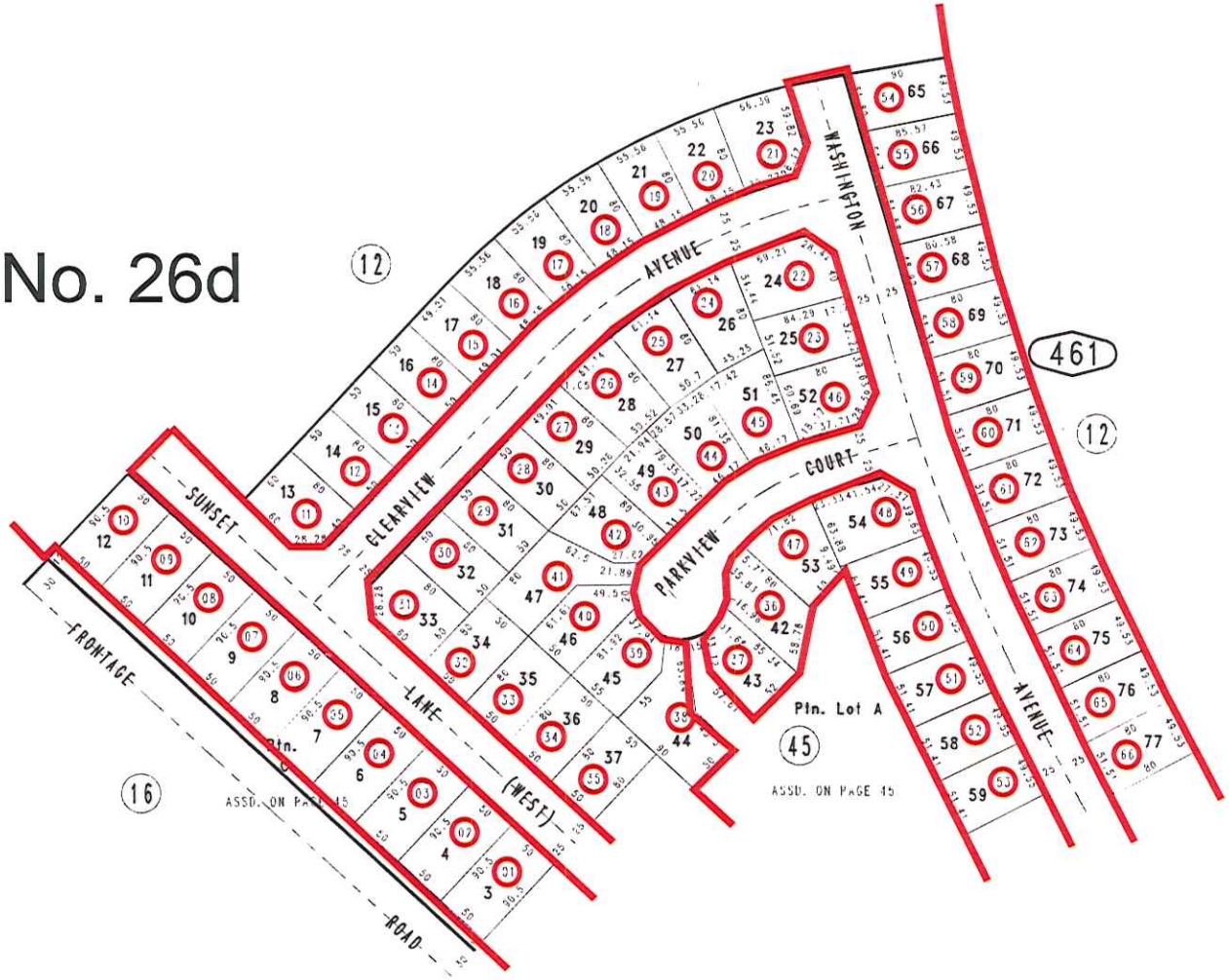
REVISED
06/06/11 RM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Tract No. 12756, M.B. 197/22-25

City of San Bernardino 0261 - 46
Tax Rate Area
7010

Site No. 26d



1"=100'

November 2004

Assessor's Map
Book 0261 Page 46
San Bernardino County

REVISED
06/06/11 RM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Irvington Land & Water Co. Sub.
R.S. 1/32

City of San Bernardino 0261 - 17
San Bernardino Unified
Tax Rate Area
7010,107014,107005

Site No. 26e

1" = 200'

Assessor's Map
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San Bernardino County

REVISED
06/14/12 BK-MC
10/31/12 RU-MC

November 2004

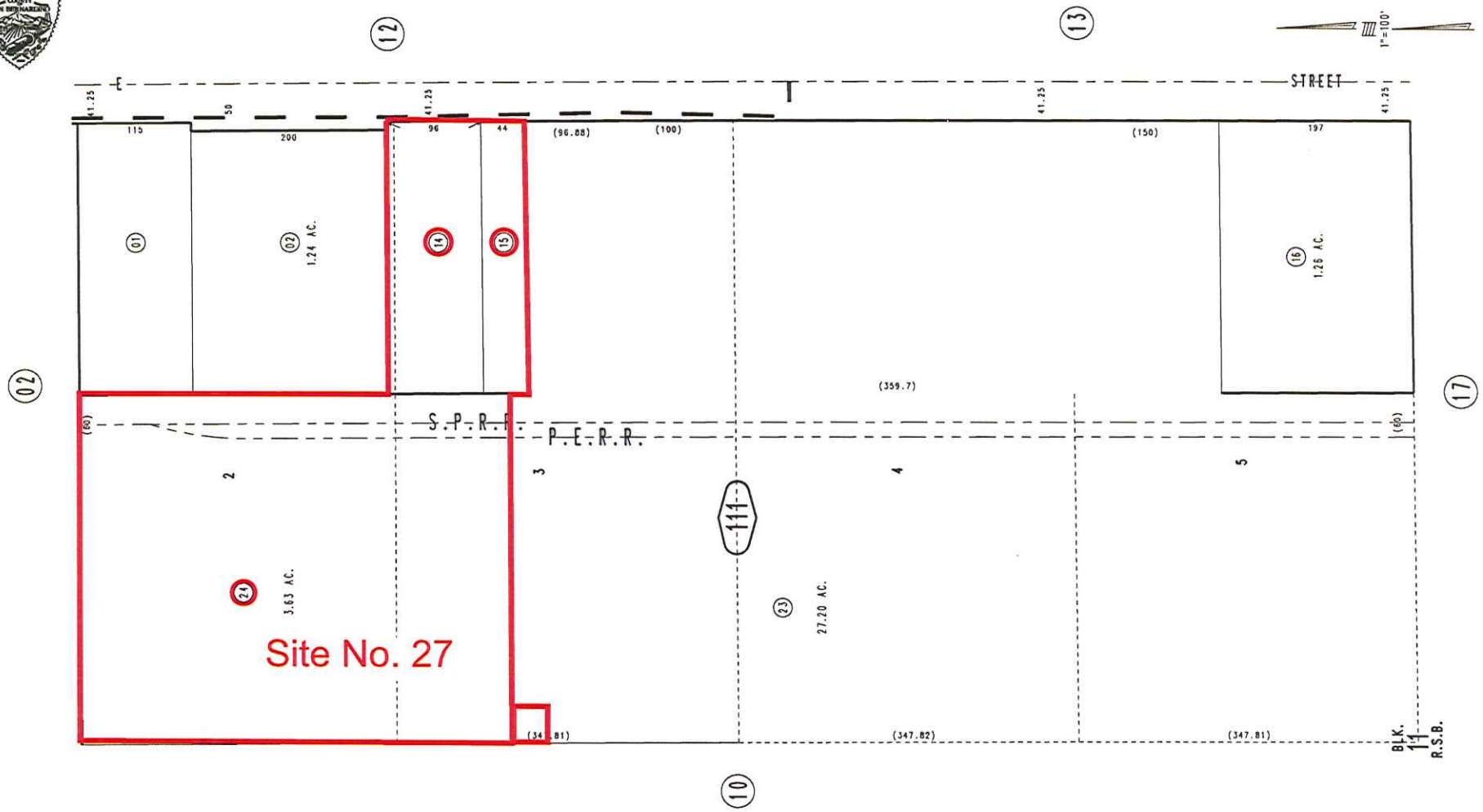
Ptn. Tract No. 3167, M.B. 42/59

Exhibit H – Assessor Parcel Maps - Parcels to be Sold

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0136 - 11
Tax Rate Area
7067



REVISED
04/28/09 RU

March 2005

Ptn. S.W. 1/4, Sec. 10
T.1S., R.4W.

Assessor's Map
Book 0136 Page 11
San Bernardino County

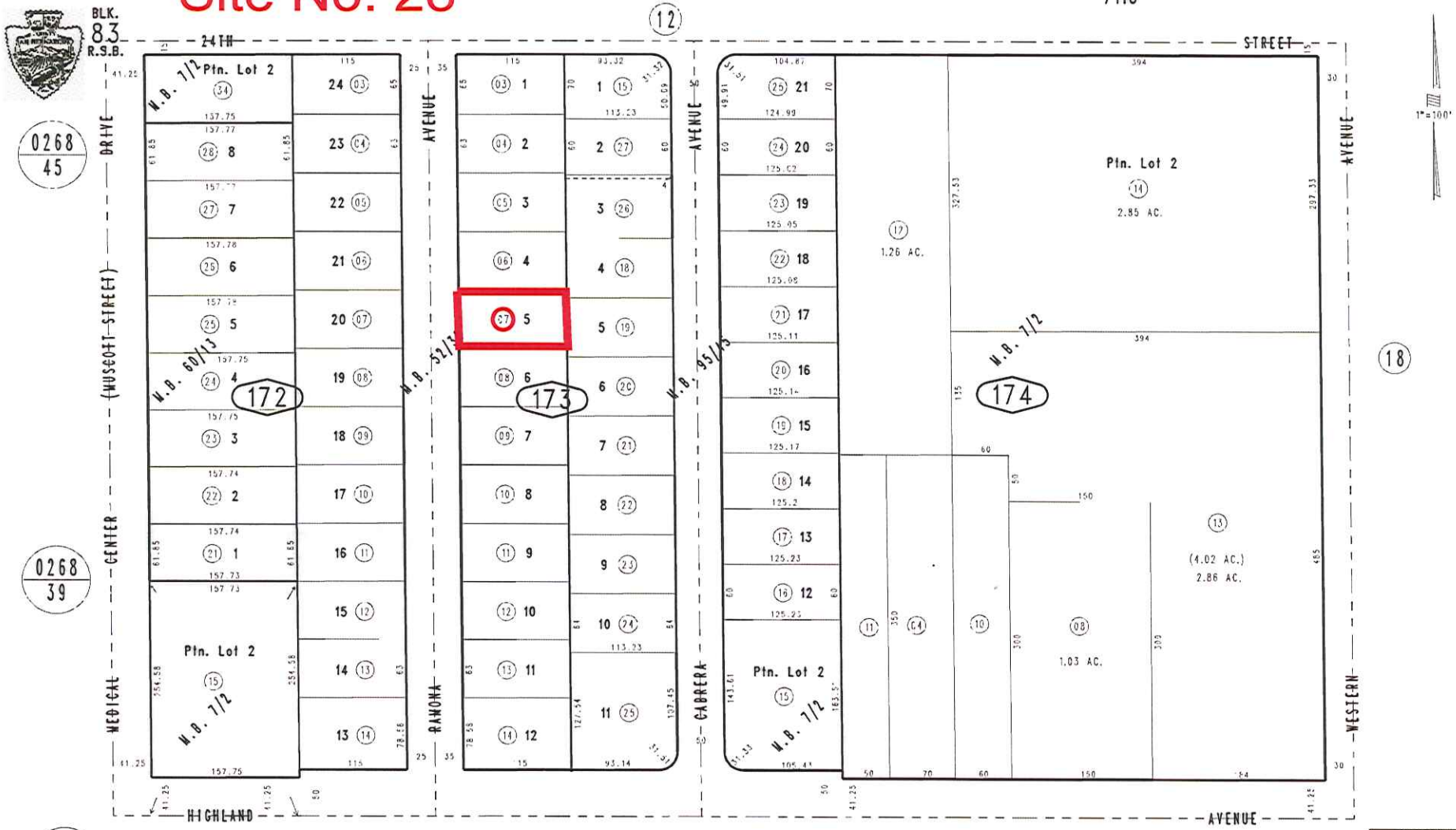
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Site No. 28

Ptn. Rancho San Bernardino
I.B. 7/2

City of San Bernardino 0148 – 17
Tax Rate Area
7116

BLK. 83
R.S.B.



Tract No. 7458, M.B. 95/45
Tract No. 4562, M.B. 60/13
Tract No. 4101, M.B. 52/39

March 2005

Ptn. S.E.1/4, Sec. 29
T.1N., R.4W.

Assessor's Map
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San Bernardino County

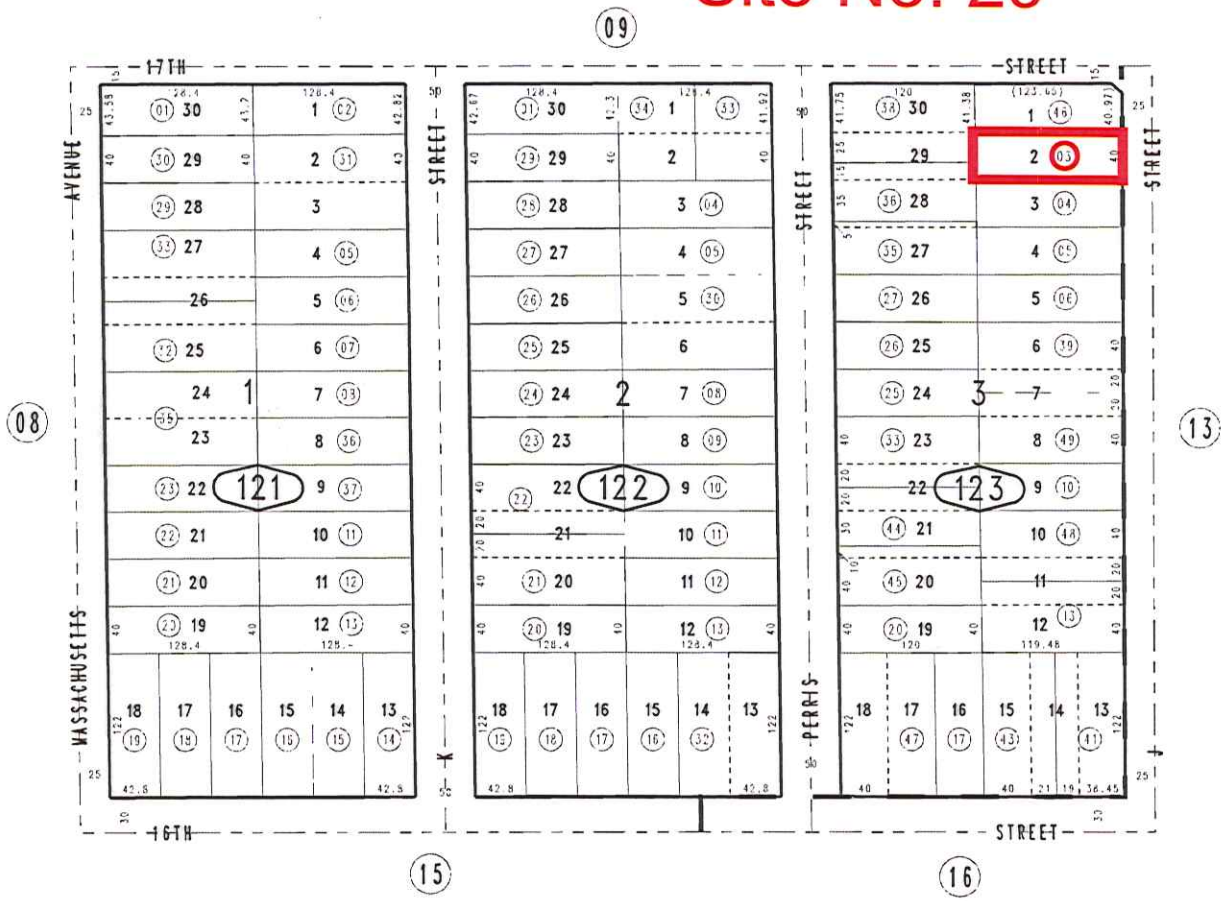
REVISED
07/28/09 KH

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Tract No. 2301, Sunshine Homes Tract
M.B. 33/17

City of San Bernardino 0144 - 12
Tax Rate Area
7001

Site No. 29



1" = 100'

Assessor's Map
Book 0144 Page 12
San Bernardino County

REVISED
10/30/12 KA

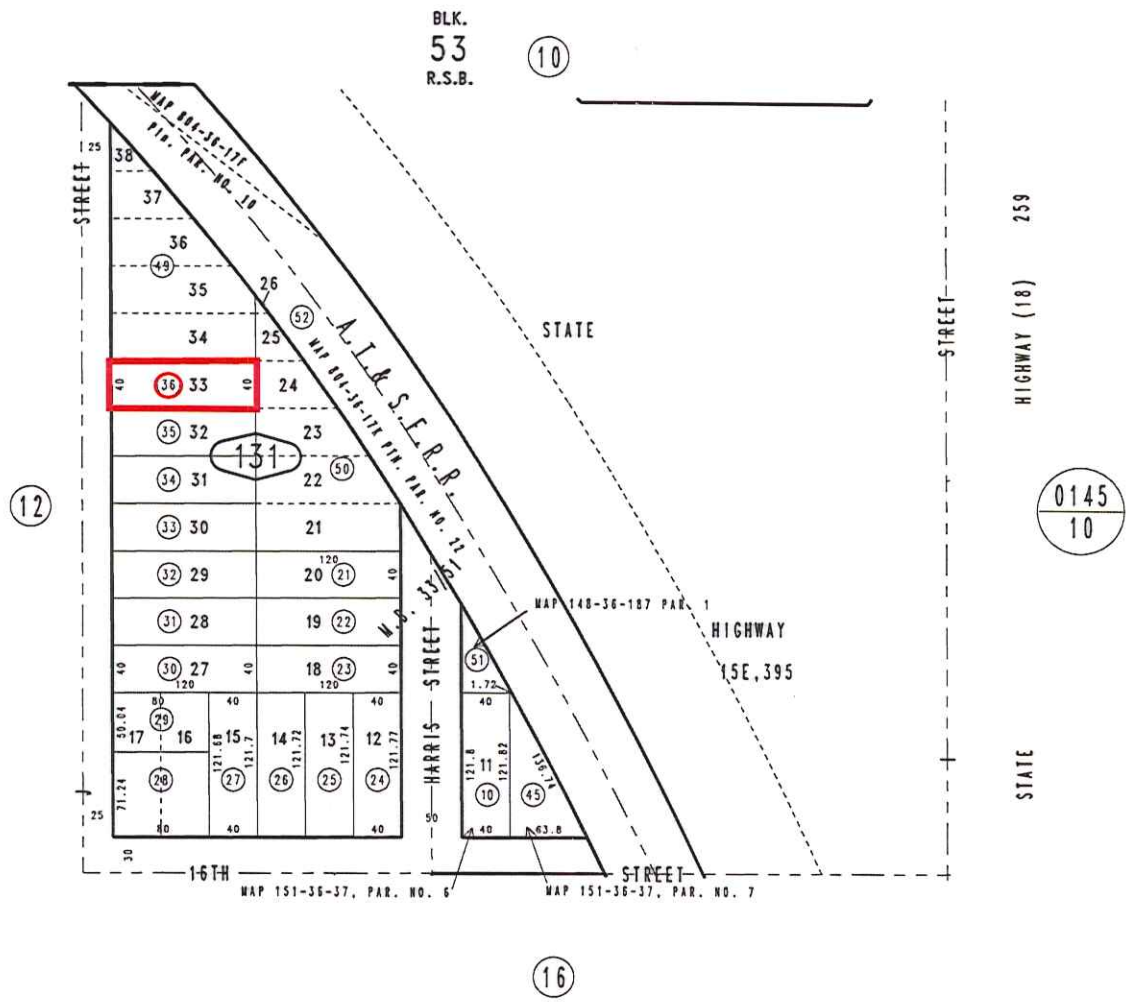
July 2004

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0144 - 13
Tax Rate Area
7012

Site No. 30



REVISED
06/20/08 KC
07/17/08 LH
04/28/09 LH

July 2004

Sunshine Homes Tract No. 2, Tract No. 2340, M.B. 33/51

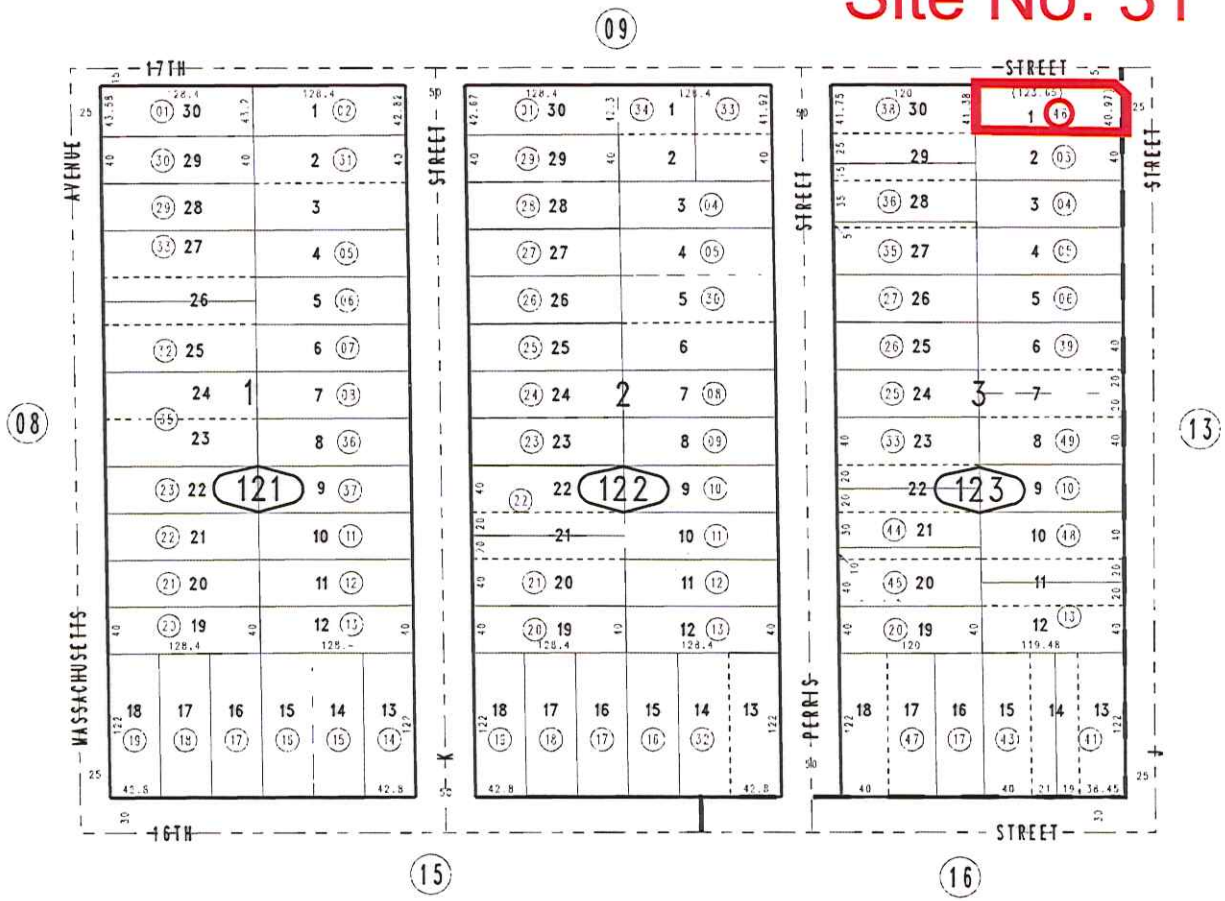
Assessor's Map
Book 0144 Page 13
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Tract No. 2301, Sunshine Homes Tract
M.B. 33/17

City of San Bernardino 0144 - 12
Tax Rate Area
7001

Site No. 31



1" = 100'

July 2004

Assessor's Map
Book 0144 Page 12
San Bernardino County

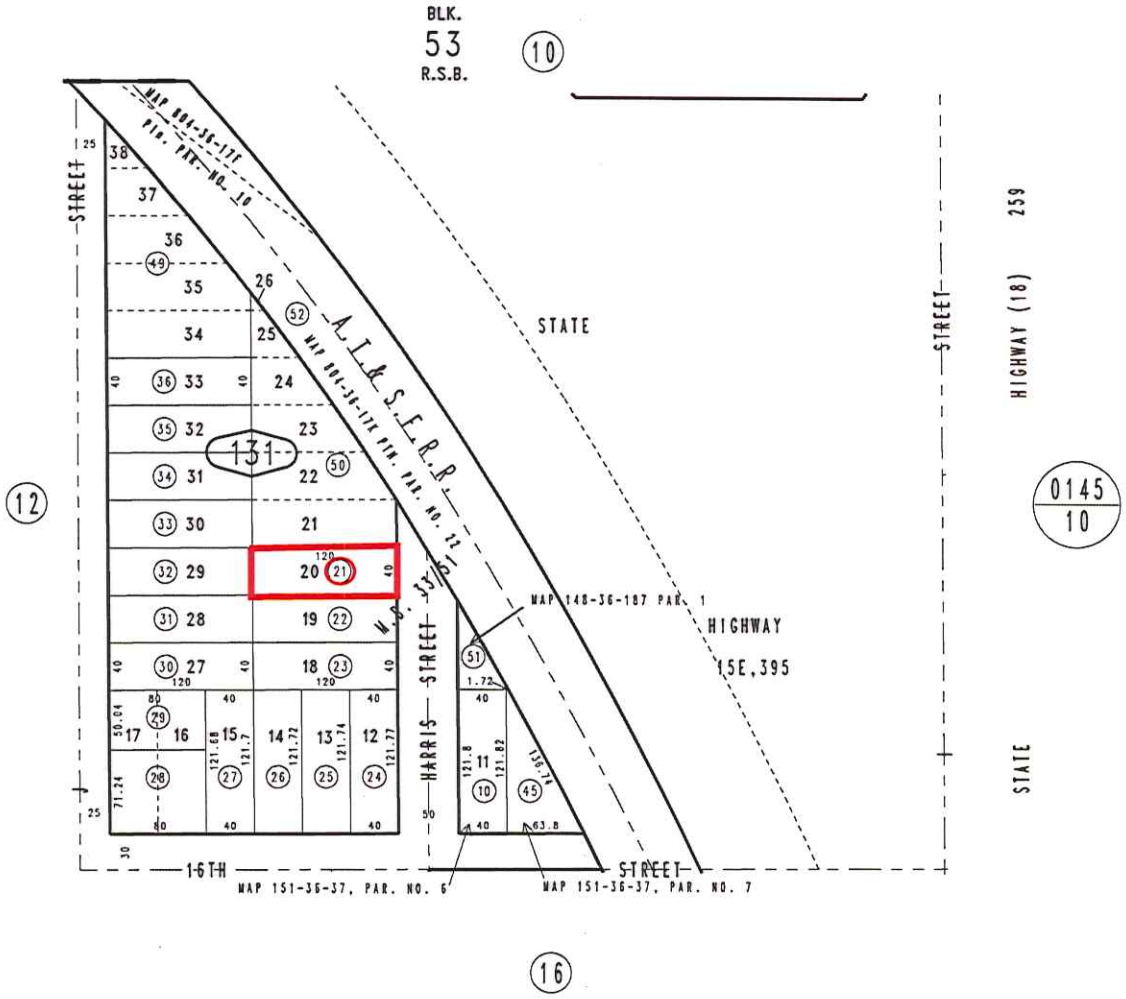
REVISED
10/30/12 KA

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0144 - 13
Tax Rate Area
7012

Site No. 32



July 2004

Sunshine Homes Tract No. 2, Tract No. 2340, M.B. 33/51

Assessor's Map
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San Bernardino County

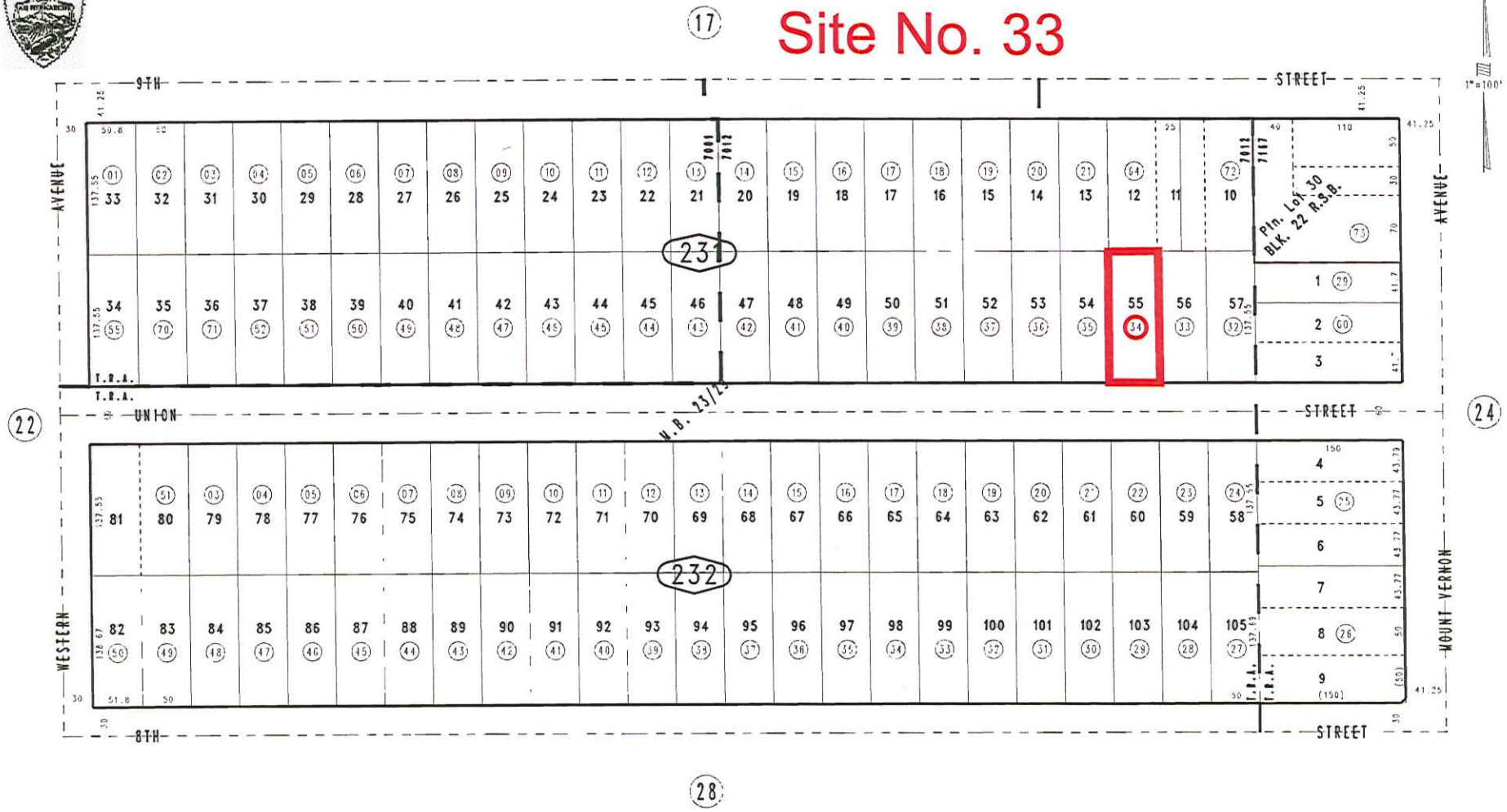
REVISED
06/20/08 KC
07/17/08 LH
04/28/09 LH

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Vernon Homes Sub., M.B. 23/29
Ptn. Rancho San Bernardino, M.B. 7/2

City of San Bernardino 0139 - 23
Tax Rate Area
7001 7012 7167

Site No. 33



February 2005

Assessor's Map
Book 0139 Page 23
San Bernardino County

REVISED
06/20/05 KP

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 01
Tax Rate Area
7006,7012

Site No. 34

December 2004

Benrett's Sub., M.B. 3/15

Ptn. S.E.1/4, Sec. 4
T.1S., R.4W.

Assessor's Map
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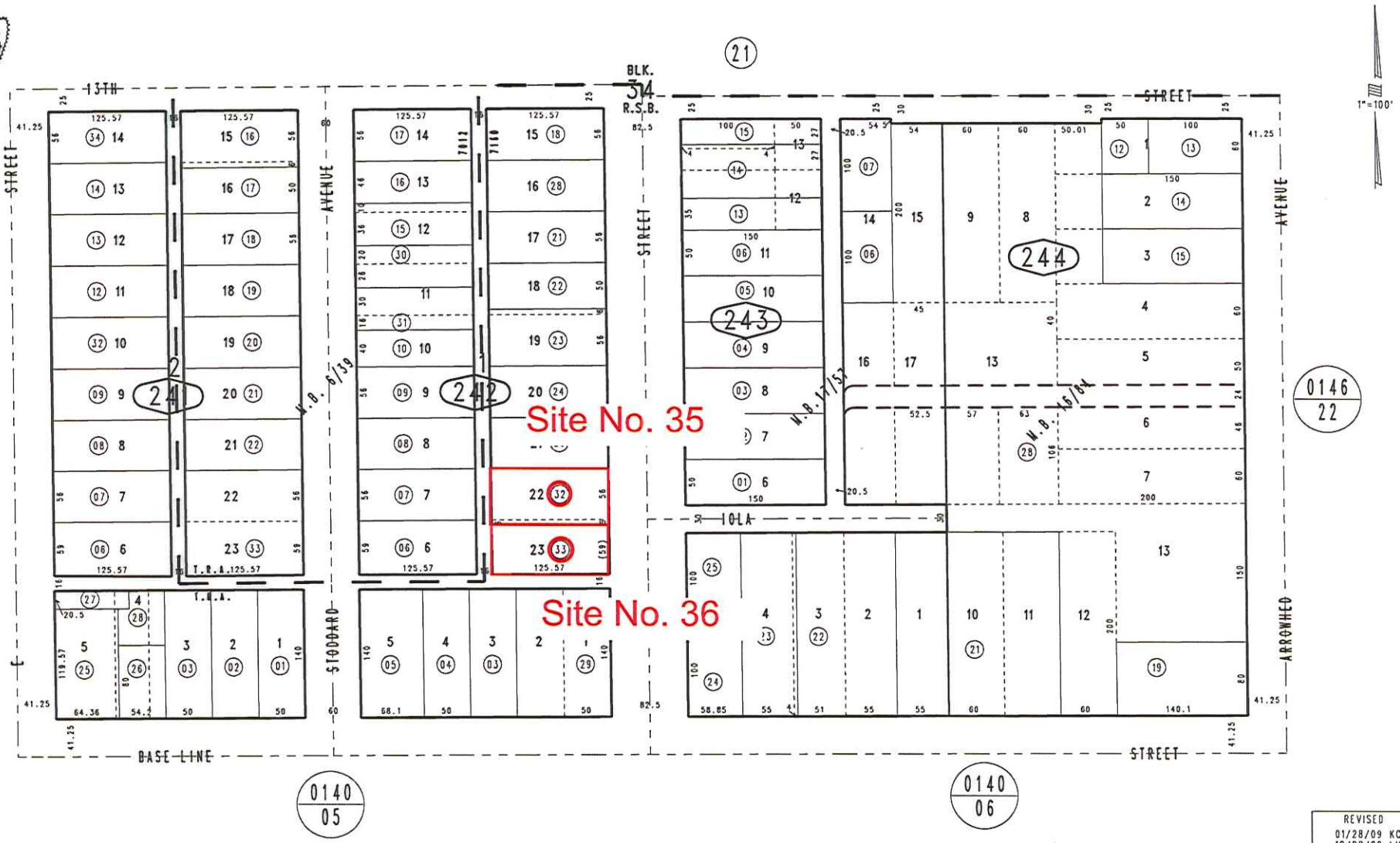
San Bernardino County

REVISED
03/05/09 BK
03/10/10 GW
07/06/10 GL
04/19/11 BK-MC

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Fussels Sub. Of Lots 8-9 Blk. 34 R.S.B., M.B. 6/39
Marshall Place Subdivision, M.B. 16/84

City of San Bernardino 0145 - 24
Tax Rate Area
7012,7160



March 2005

Wees Subdivision, M.B. 17/57

Ptn. S.W.1/4, Sec. 34
T.1N., R.4W.

Assessor's Map
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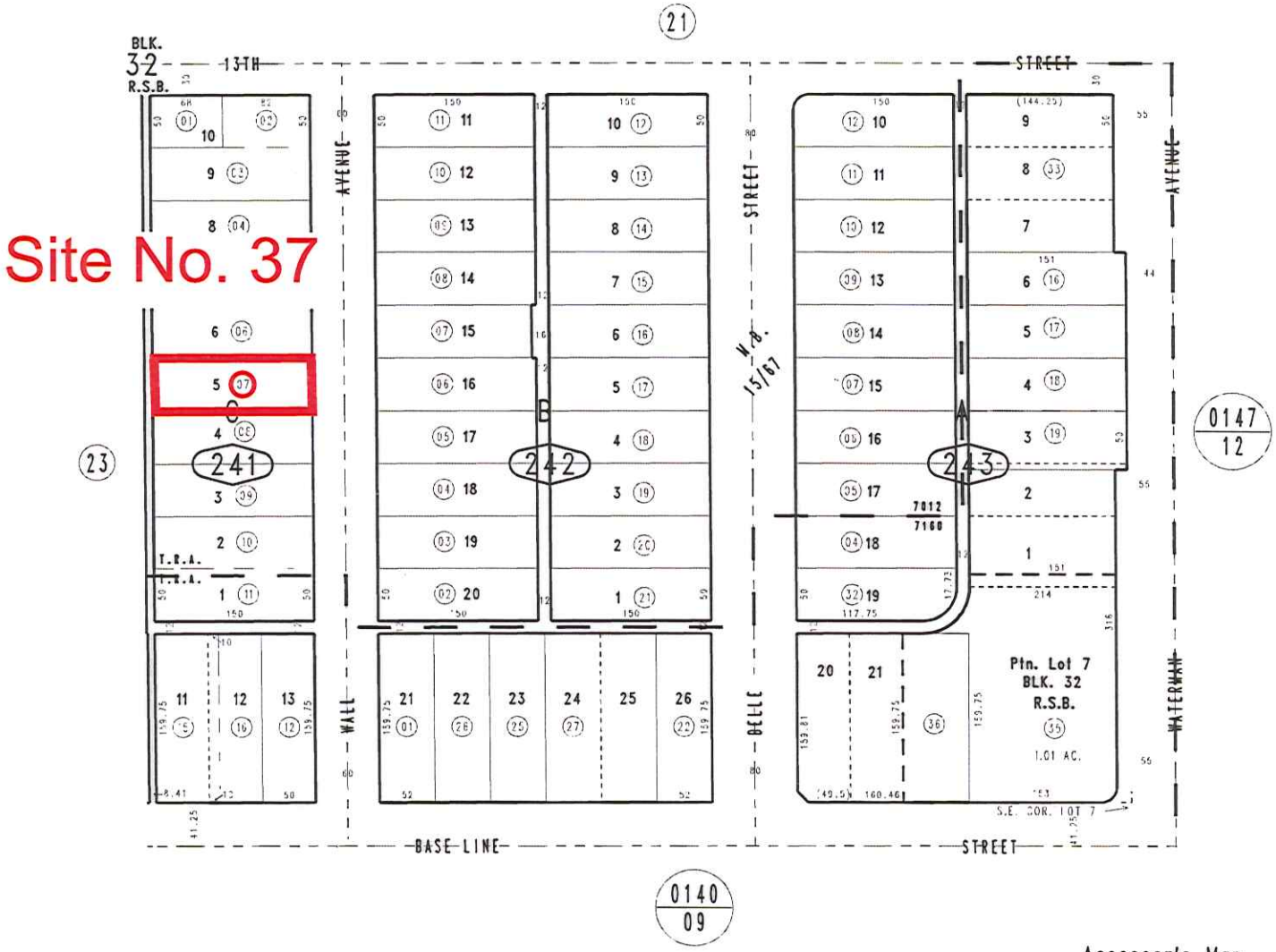
San Bernardino County

REVISED
01/28/09 KC
12/28/09 LH

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0146 – 24
Tax Rate Area
7012 7160



March 2005

Cunr & Black Sub., M.B. 15/67

Ptn. N.E.1/4, Sec. 34
T.1N., R.4W.

Assessor's Map
Book 0146 Page 24
San Bernardino County

REVISED
12/18/07 GL
07/08/08 RU
10/06/08 RU
07/01/09 GW

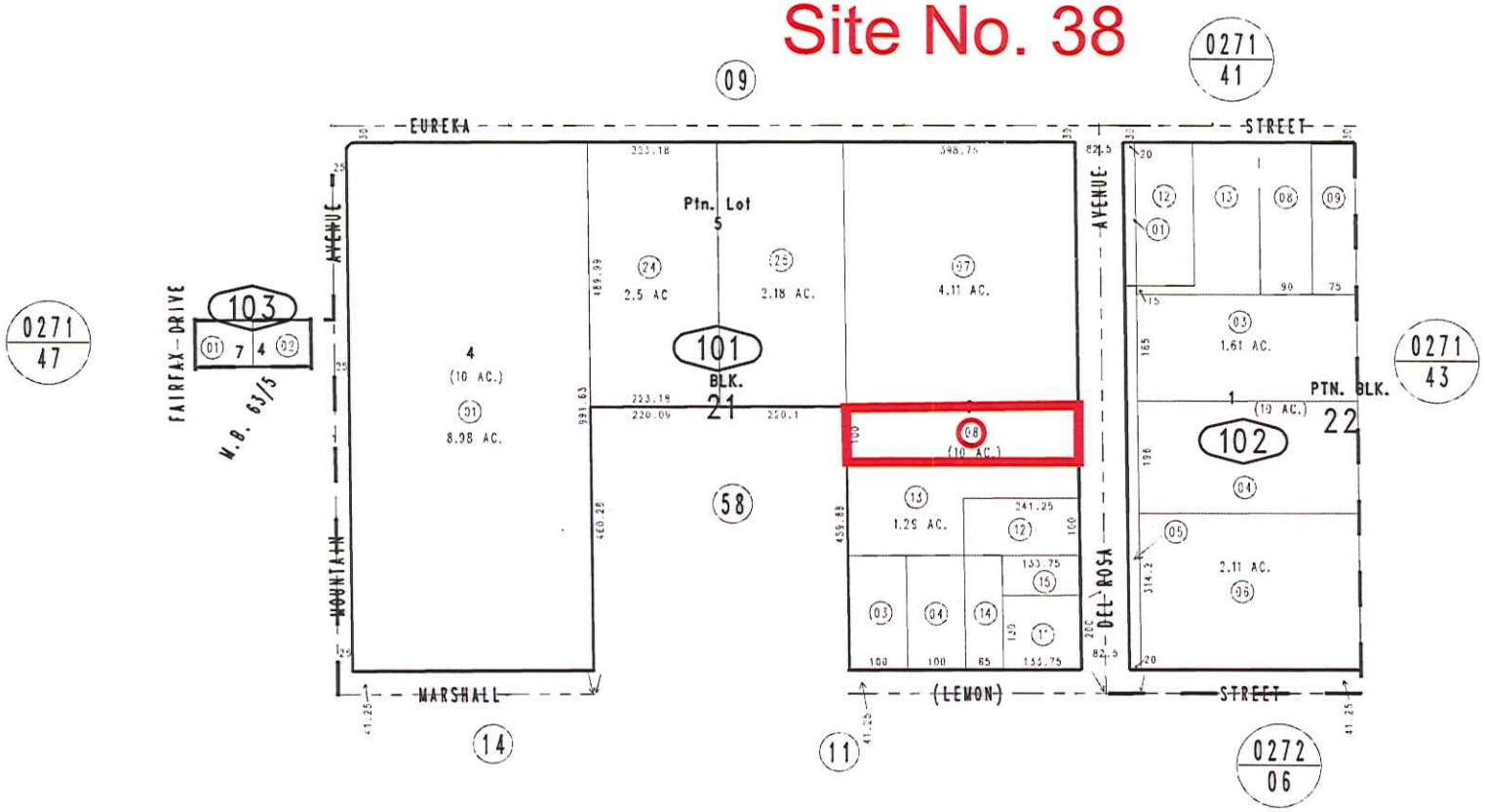
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Orange Grove Tract
M.B. 11/14

City of San Bernardino 0155 – 10
Tax Rate Area
7230

1"=200'

Site No. 38



January 2005

Ptn. Tract No. 5065, M.B. 63/5

Ptn. S.W.1/4, Sec. 24
T.1N., R.4W.

Assessor's Map
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San Bernardino County

REVISED
10/07/11 GW-MC

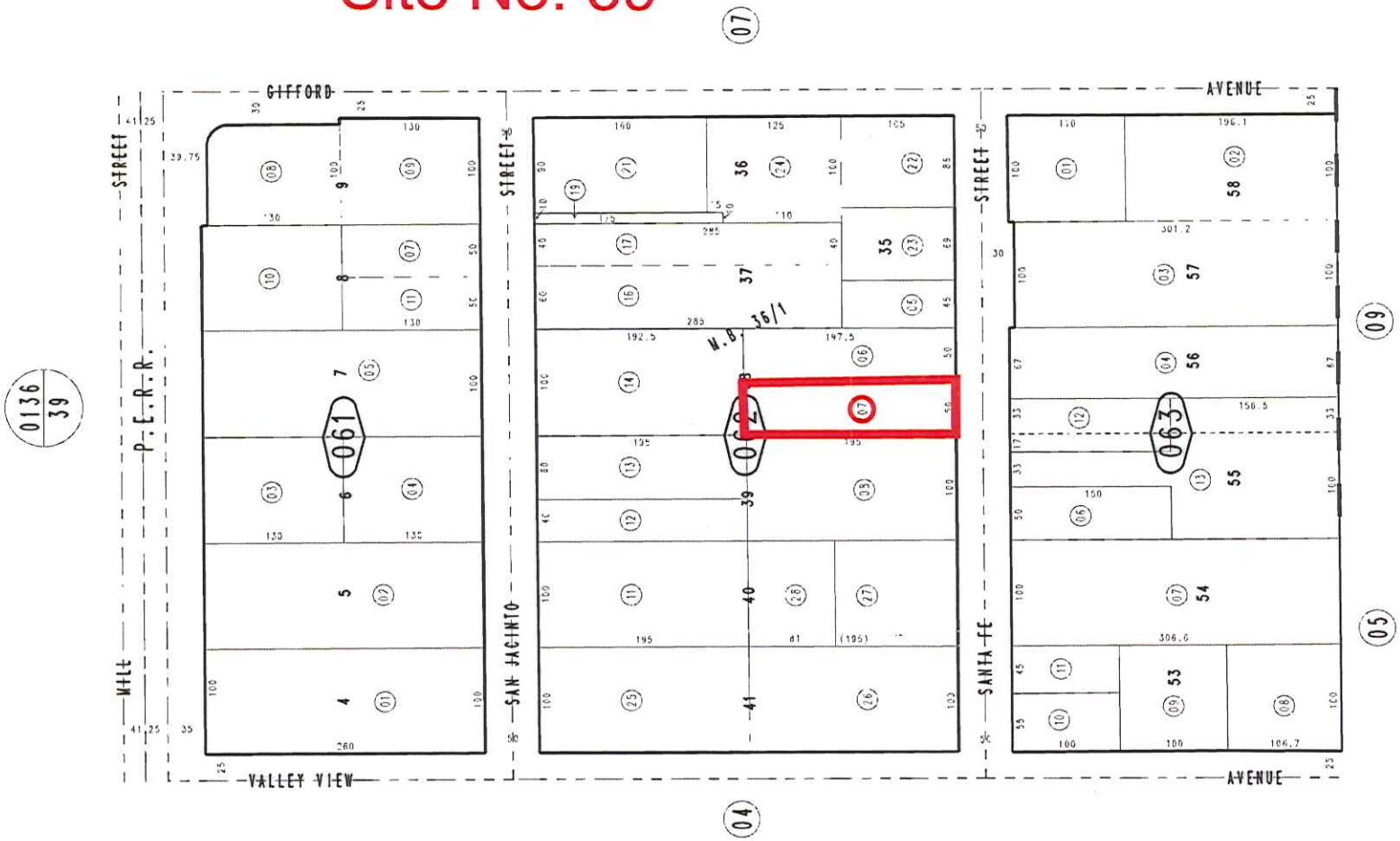
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Tract No. 2505, Gifford Comstock
M.B. 36/1

City of San Bernardino 0280 - 06
Tax Rate Area
7007

1" = 100'

Site No. 39



REVISED
05/17/05 GL

January 2005

Ptn. N.1/2, Sec. 14
T.1S., R.4W.

Assessor's Map
Book 0280 Page 06
San Bernardino County

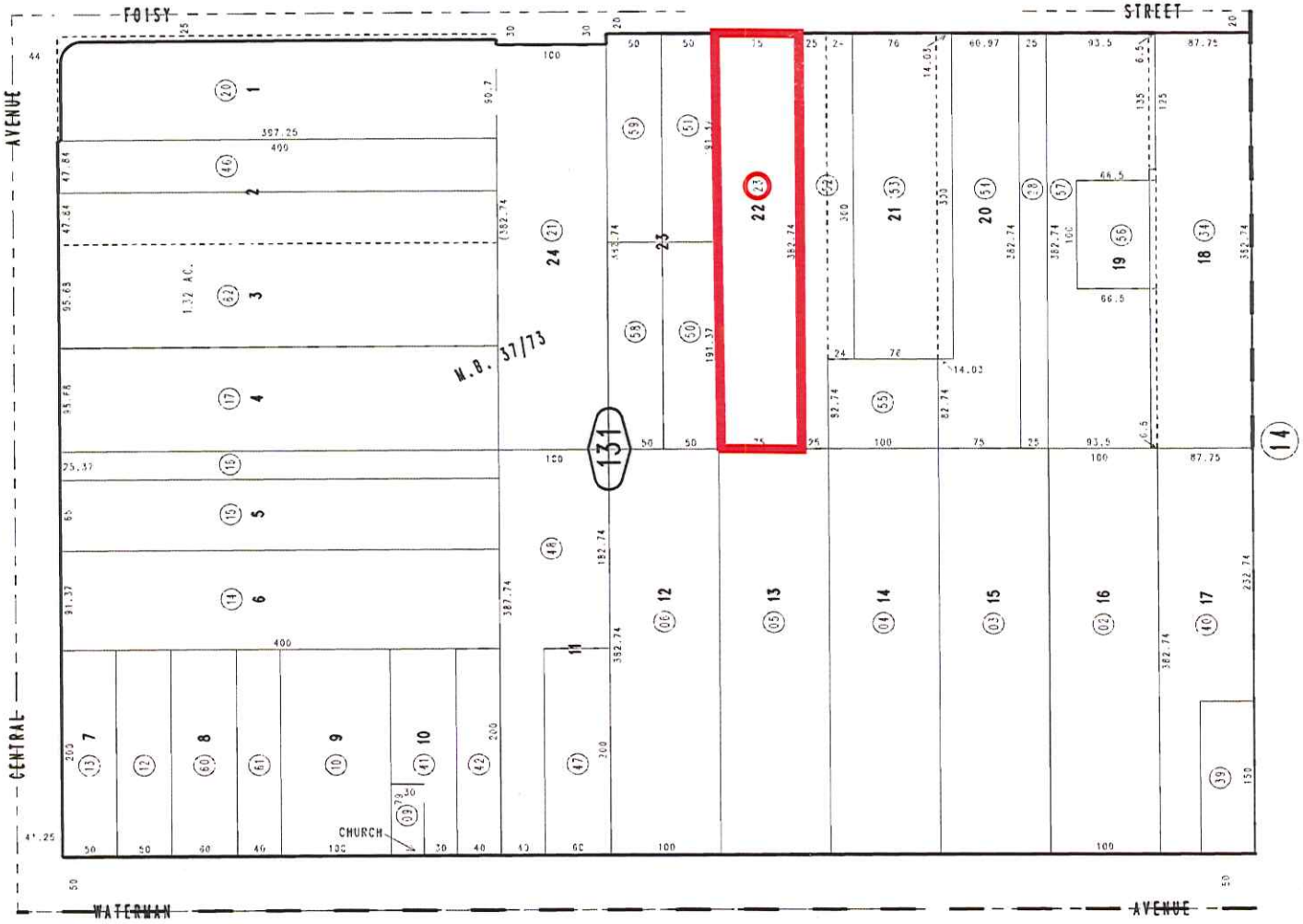
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Tract No. 2194, Valley Truck Farms No. 2
M.B. 31/73

City of San Bernardino 0280 - 13
Tax Rate Area
7007

1"=100'

Site No. 40



Ptn. S.W.1/4, Sec. 14
T.1S., R.4W.

Assessor's Map
Book 0280 Page 13
San Bernardino County

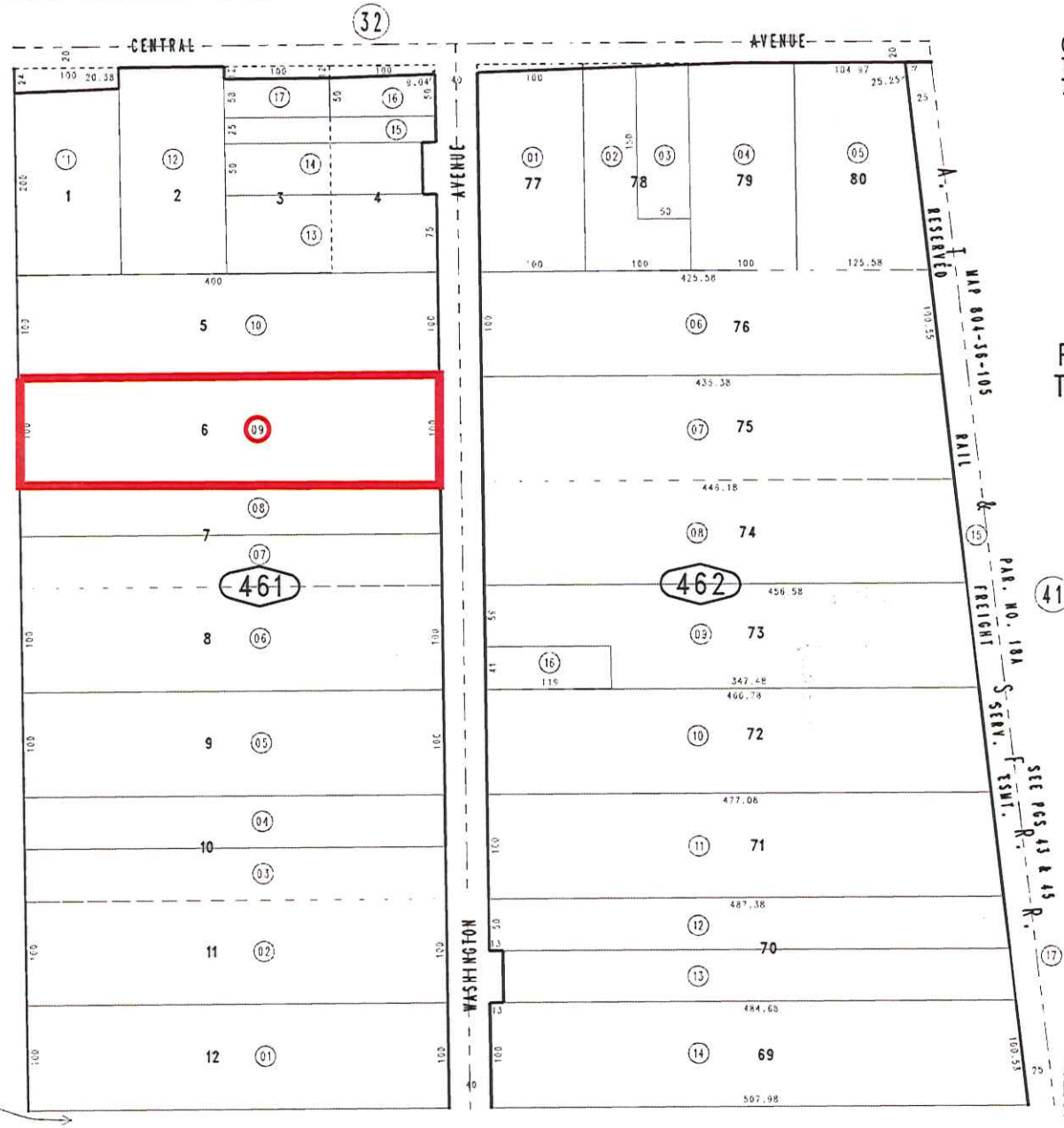
REVISED
10/18/11 MA

January 2005

Site No. 41

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

City of San Bernardino 0136 – 46
Tax Rate Area
7014



Ptn. Valley Truck Farms
Tr. No. 1995, M.B. 29/13

REVISED

March 2005

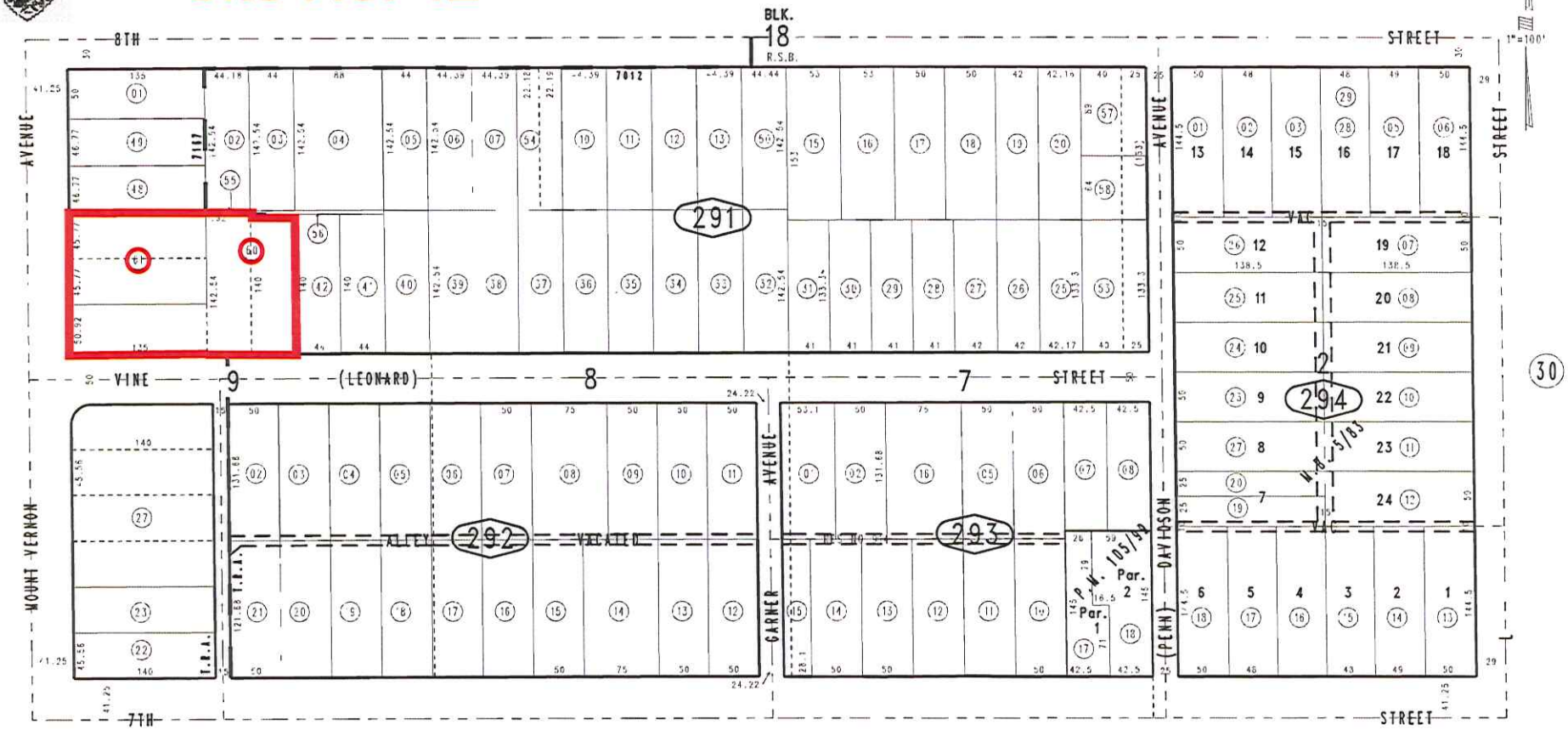
Assessor's Map
Book 0136 Page 46
San Bernardino County

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0139 – 29
Tax Rate Area
7012 7167

Site No. 42



0138
05

February 2005

Parcel Map No. 9837, P.M. 105/99
Ptn. Keystone Tract, M.B. 5/83

Ptn. S.W.1/4, Sec. 4
T.1S., R.4W.

Assessor's Map
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San Bernardino County

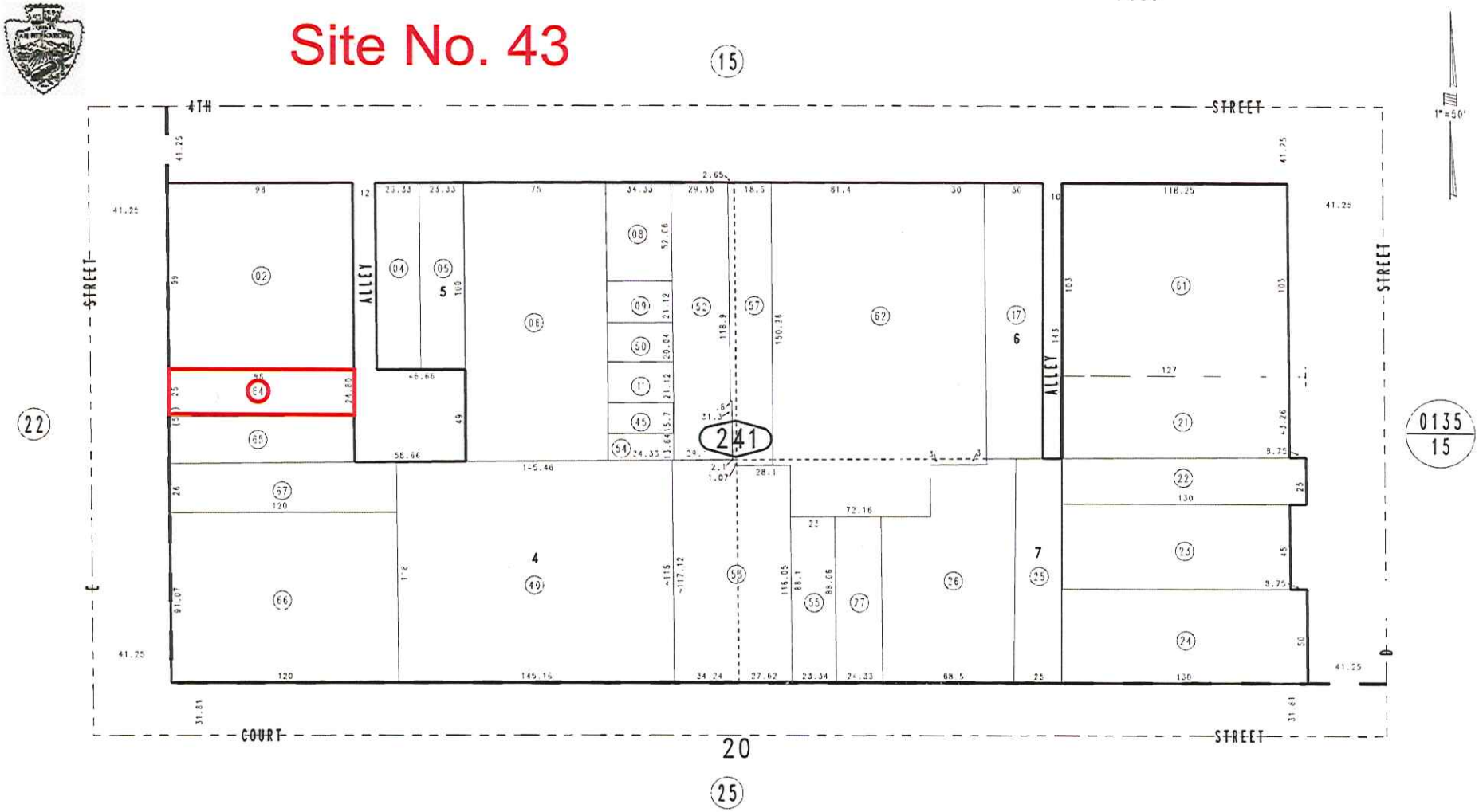
REVISED
12/16/08 KA
12/23/09 LH

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 24
Tax Rate Area
7006

Site No. 43



December 2004

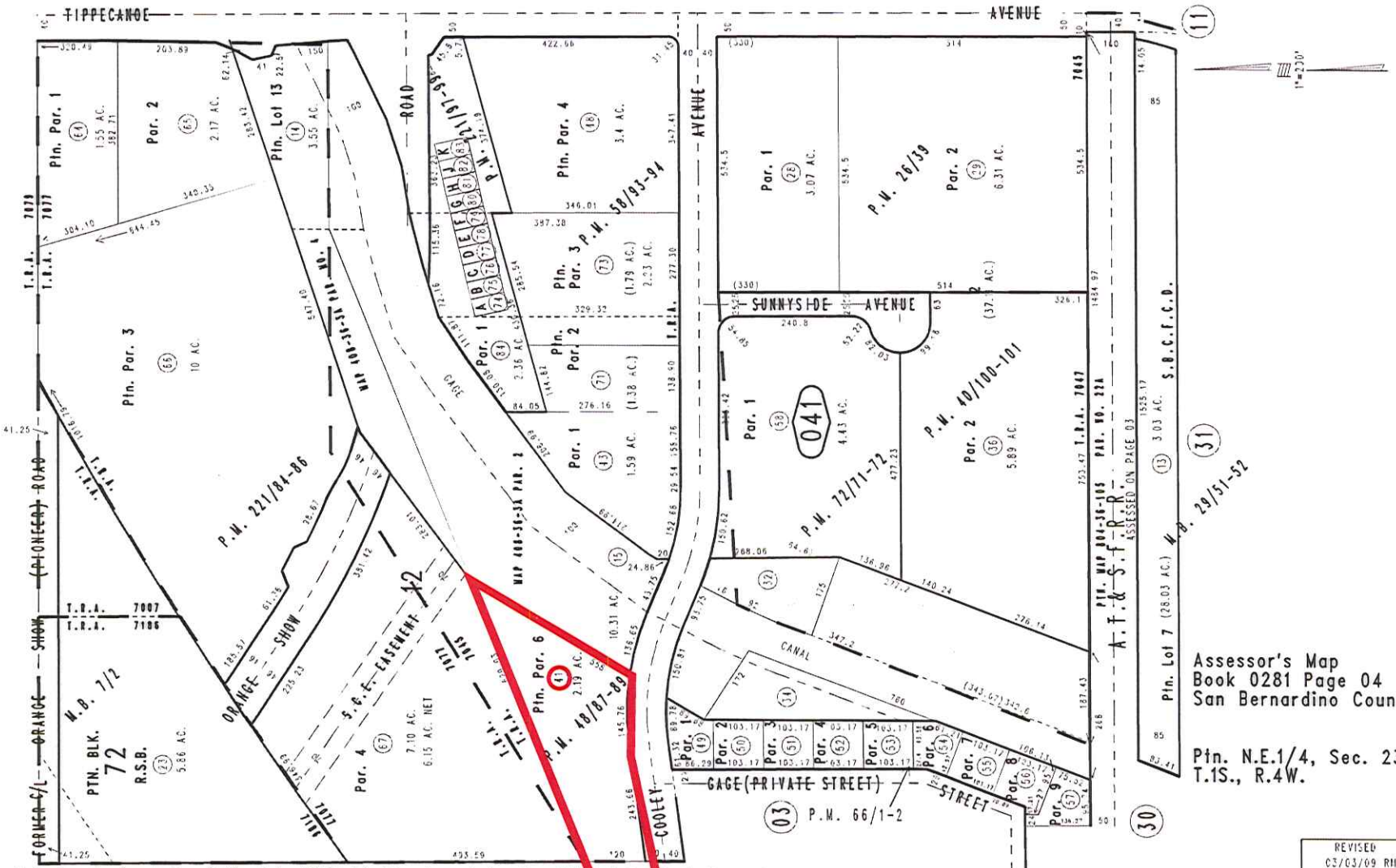
Assessor's Map
Book 0134 Page 24
San Bernardino County

REVISED
12/27/05 BK

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0281 - 04
Tax Rate Area
7007 7045 7047 7077 7186



Assessor's Map
Book 0281 Page 04
San Bernardino County

Ptn. N.E.1/4, Sec. 23
T.1S., R.4W.

REVISED
03/03/09 RH
08/27/09 LH
07/12/11 GW-MC

Ptn. Victoria Farms, Unit No. 2, Tract No. 2038, M.B. 29/51-52
Parcel Map 2927, P.M. 26/39
January 2005 Ptn. Parcel Map No. 4201, P.M. 40/100-101
Ptn. Parcel Map No. 478[illegible], P.M. [illegible]8/87-89
Ptn. Parcel Map No. 5481, P.M. 5[illegible]/93-94
Ptn. Parcel Map No. 5968, P.M. 66/1-2
Parcel Map No. 18207, P.M. 221/97-99, Condo Plan 07-0563084
Ptn. Parcel Map No. 17132, P.M. 221/84-86
Parcel Map No. 6859, P.M. 72/71-72

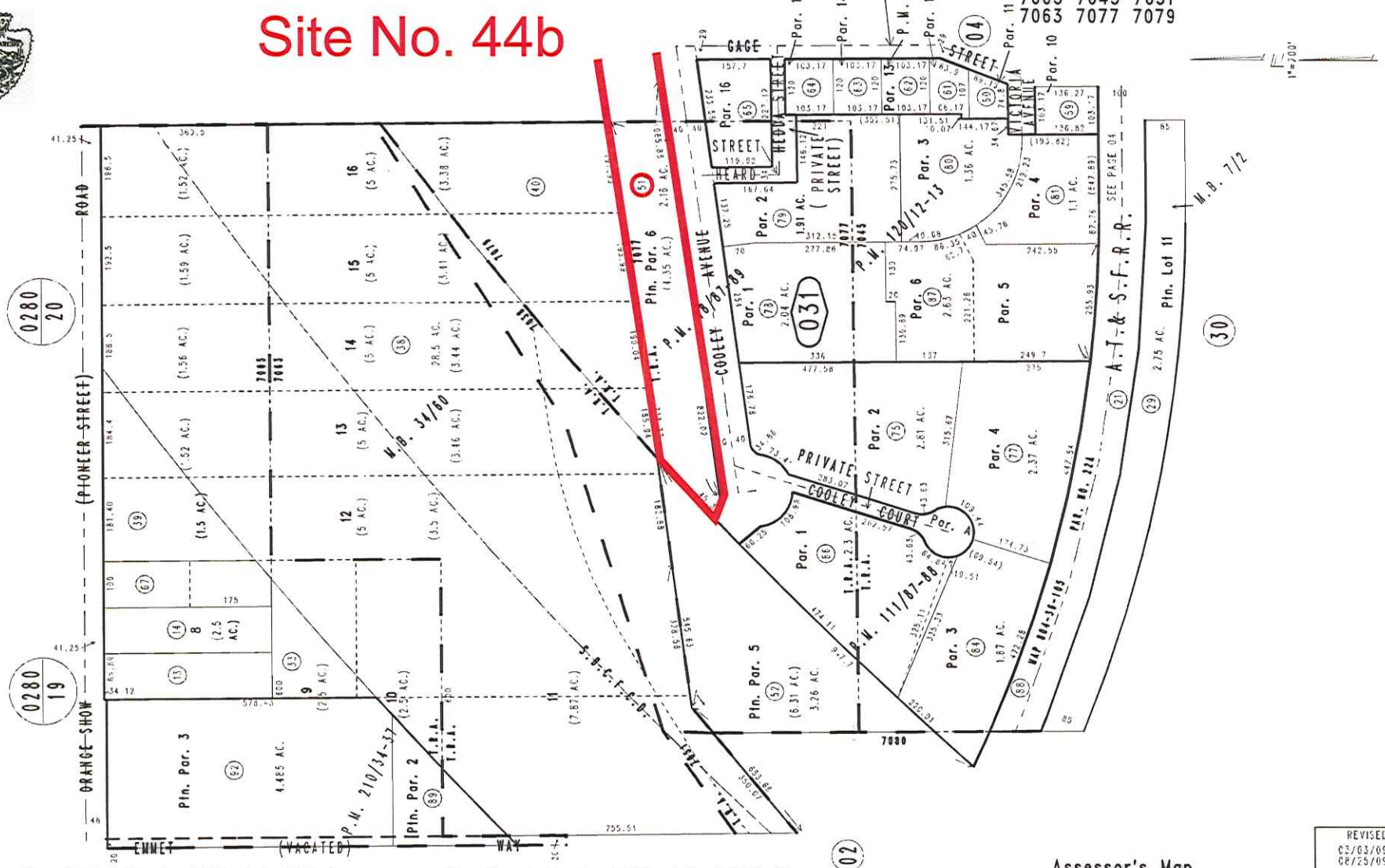
Site No. 44a

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0281 - 03
Tax Rate Area
7005 7045 7051
7063 7077 7079

Site No. 44b



Ptn. Parcel Map No. 5968, P.M. 66/1-2
Ptn. Parcel Map No. 4781, P.M. 48/87-89
Ptn. Chew Tract, Tract No. 2424, M.B. 34/60

Ptn. Parcel Map No. 5890, P.M. 210/34-37
Parcel Map No. 10513, P.M. 120/12-13
Parcel Map No. 9484, P.M. 111/87-88

Ptn. S.E.1/4, Sec. 14
T.1S., R.4W.

Assessor's Map
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San Bernardino County

REVISED
03/03/09 RH
08/25/09 KC

January 2005

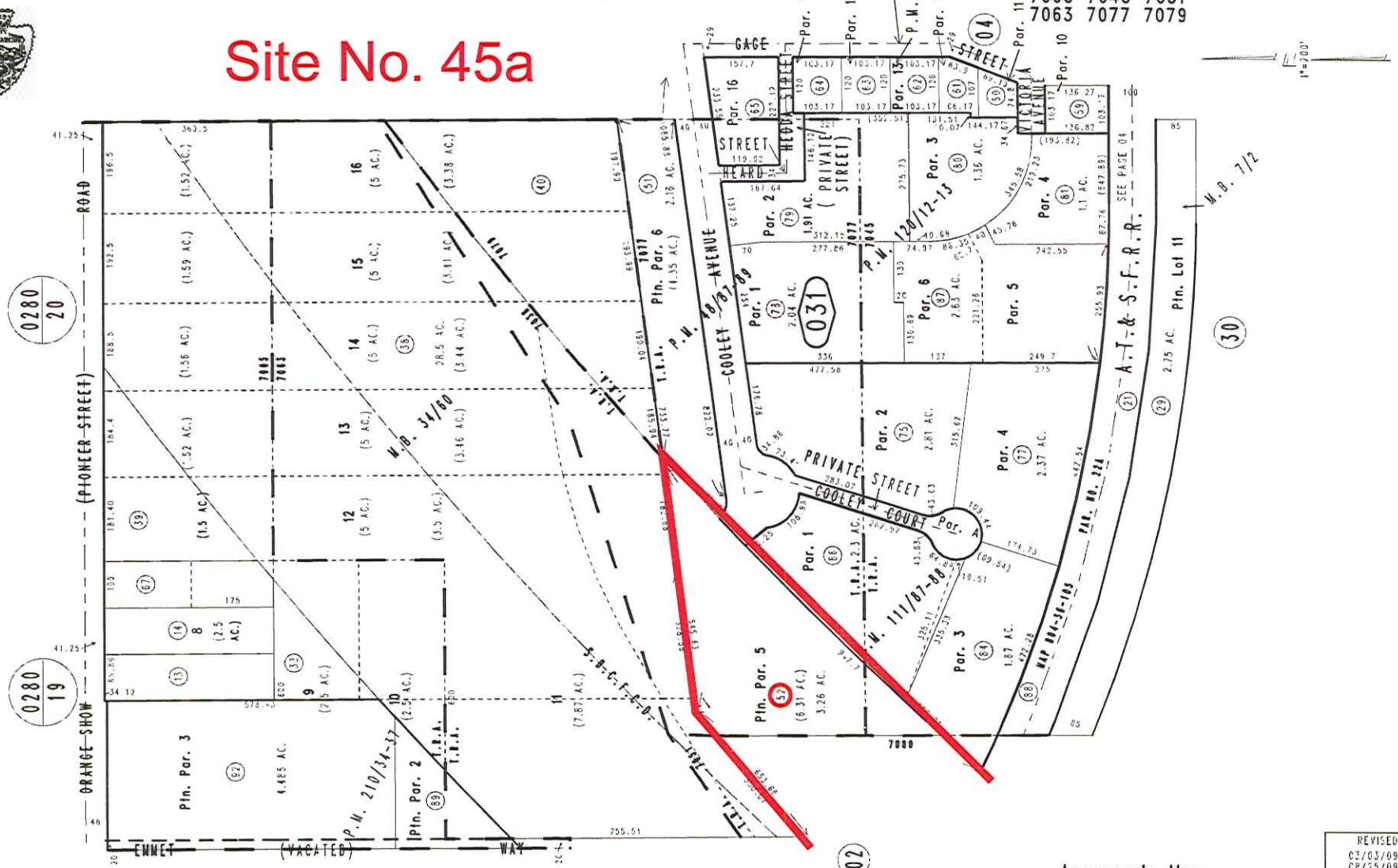
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino
Tax Rate Area
7005 7045 7051
7063 7077 7079

0281 - 03

Site No. 45a



Ptn. Parcel Map No. 5968, P.M. 66/1-2
Ptn. Parcel Map No. 4781, P.M. 48/87-89
Ptn. Chew Tract, Tract No. 2424, M.B. 34/60

Ptn. Parcel Map No. 5890, P.M. 210/34-37
Parcel Map No. 10513, P.M. 120/12-13
Parcel Map No. 9484, P.M. 111/87-88

Ptn. S.E.1/4, Sec. 14
T.1S., R.4W.

Assessor's Map
Book 0281 Page 03
San Bernardino County

REVISED
03/03/09 RH
08/25/09 KC

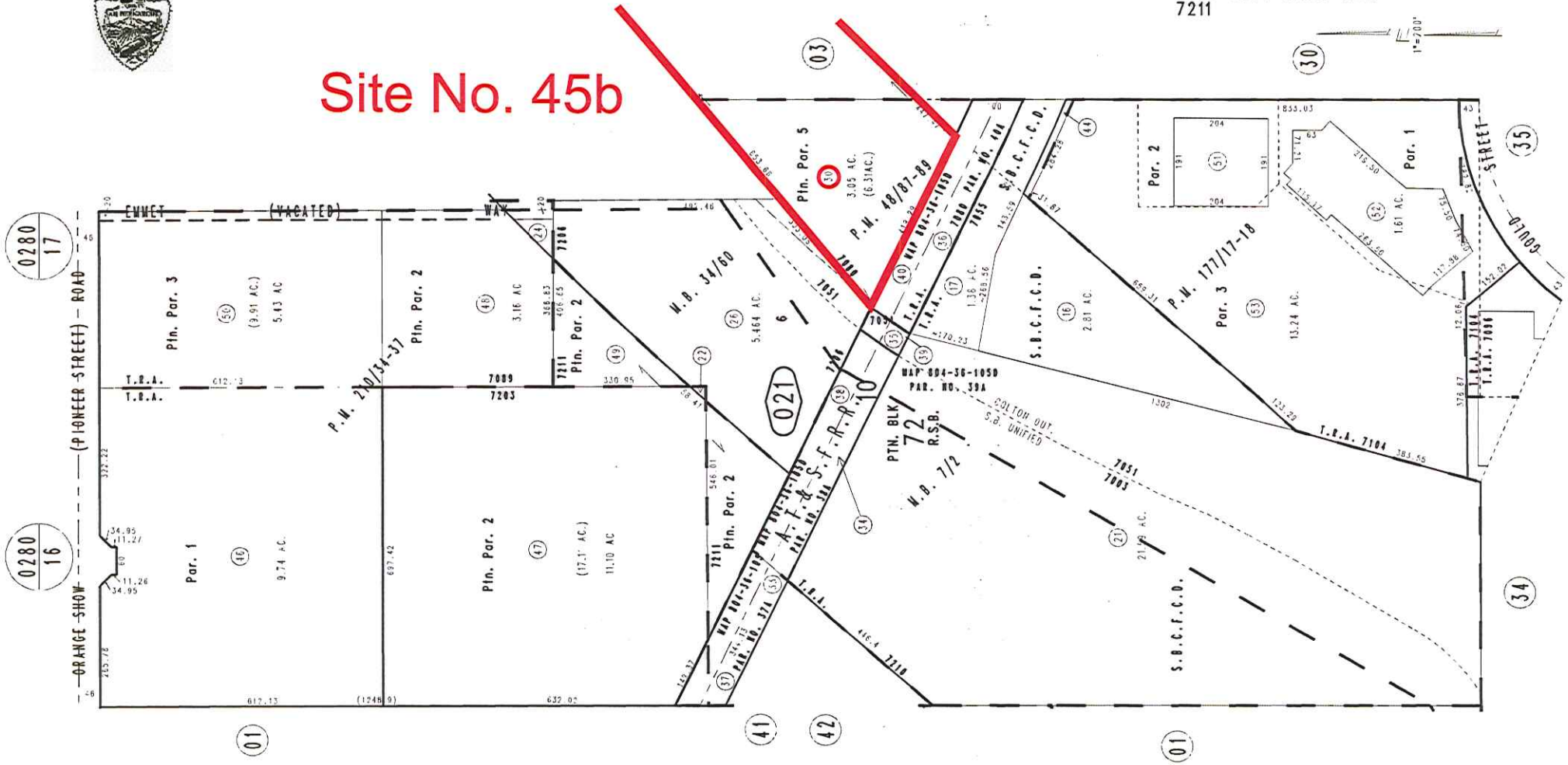
January 2005

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0281 - 02
Tax Rate Area
7003 7206 7051 7080
7089 7104 7203 7210
7211

Site No. 45b



Ptn. Parcel Map No. 15890, P.M. 210/34-37
Parcel Map No. 14704, P.M. 177/17-18
Ptn. Parcel Map No. 4781, P.M. 48/87-89
Ptn. Chew Tract, Tract No. 2424, M.B. 34/60

January 2005

Ptn. N.W.1/4, Sec. 23
T.1S., R.4W.

Assessor's Map
Book 0281 Page 02
San Bernardino County

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03/03/09 RH
08/25/09 KC
02/09/10 GW
07/13/11 GW-MC

Exhibit I – Zoning Information

Existing Zoning Designations	*Relative General Plan Land Use Designation*
Residential Designations	
Residential Estate (RE)	Residential Estate (RE)
Residential Low (RL)	Residential Low (RL)
Residential Low-3.5 (RL-3.5)	Residential Low-3.5 (RL-3.5)
Residential Suburban (RS)	Residential Suburban (RS)
Residential Urban-1 (RU-1)	Residential Urban-1 (RU)
Residential Urban-2 (RU-2)	Residential Urban-2 (RU)
Residential Medium (RM)	Residential Medium (RM)
Residential Medium High (RMH)	Residential Medium High (RMH)
Residential Medium High/20 (RMH/20)	Residential Medium High/20 (RMH/20)
Residential High (RH)	Residential High (RH)
Commercial Designations	
Commercial Office-1 (CO-1)	Commercial Office (CO)
Commercial Office-2 (CO-2)	Commercial Office (CO)
Commercial Neighborhood (CN)	Commercial General (CG-1)
Commercial General-1 (CG-1)	Commercial General-1 (CG-1)
Commercial General-2 (CG-2)	Commercial General-2 (CG-1) Mt. Vernon and Baseline Opportunity Area Overlay address unique policies.
Commercial General-3 (CG-3) University. Student serving uses.	Commercial General (CG-1) University District Specific Plan Address unique policies.
Commercial General-4 (CG-4) Mt. Vernon – theme district	Commercial General-2 (CG-2)
Commercial General-4SP (CG-4SP) Paseo Las Placitas	Commercial General-3 (CG-3)
Commercial General-5 (CG-5) Verdemont	Commercial General (CG-1)
Central City South-1 (CCS-1)	Central City South-1 (CCS-1)
University Business Park- 2 (UBP-2)	University Business Park- 2 (UBP-2)
University Business Park- 3 (UBP-3)	University Business Park- 3 (UBP-3)
Commercial Regional-1 (CR-1) Regional Malls	Commercial Regional-1 (CR-1) Regional Malls
Commercial Regional-2 (CR-2) Downtown	Commercial Regional-2 (CR-2) Downtown
Commercial Regional-3 (CR-3)	Commercial Regional-3 (CR-3)
Commercial Regional-4 (CR-4)	Commercial Regional-4 (CR-4)
Commercial Heavy (CH)	Commercial Heavy (CH)
Industrial Designations	
Office Industrial Park (OIP)	Office Industrial Park (OIP)
Industrial Light (IL)	Industrial Light (IL)
Industrial Heavy (IH)	Industrial Heavy (IH)
Industrial Extractive (IE)	Industrial Extractive (IE)
University Business Park-1 (UBP-1)	University Business Park-1 (UBP-1)
Central City South-2 (CCS-2)	Central City South-2 (CCS-2)
Other Designations	
Publicly owned Flood Control (PFC)	Publicly owned Flood Control (PFC)
Public Facilities (PF)	Public Facilities (PF)
Central City South-3 (CCS-3)	Central City South-3 (CCS-3)
Railroad (RR)	Railroad (RR)
Public Parks (PP)	Public Parks (PP)
---	Open Space (OS)
Public Commercial Recreation (PCR)	Public Commercial Recreation (PCR)