

**RESOLUTION NO. 15-03**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ADELANTO REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.50**

**Whereas**, the City of Adelanto elected to serve as the Successor Agency to the former Adelanto Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("AB x126" or the "Dissolution Act") as codified in the California Health and Safety Code; and

**Whereas**, among the duties of successor agencies under the Dissolution Act is the preparation of a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**Whereas**, the Long-Range Property Management Plan shall be submitted to the Oversight Board and DOF within six months after receiving a Finding of Completion from DOF; and

**Whereas**, the Long-Range Property Management Plan shall include an inventory of all properties in the Successor Agency to the Former Adelanto Redevelopment, which was established to serve as the repository of the former redevelopment agency's real properties; and

**Whereas**, the proposed Long-Range Property Management Plan, attached hereto as Exhibit "A" has been prepared by staff and consultants consistent with the provisions of the Dissolution Act, Health and Safety Code Section 34191.5, and the guidelines made available by DOF;

**Whereas**, the Successor Agency desires to approve the Long-Range Property Management Plan and transmit it to the Oversight Board and DOF as required.

**NOW THEREFORE, BE IT RESOLVED**, by the Oversight Board as follows:

**Section 1.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2. Approval of Long-Range Property Management Plan.** The Successor Agency hereby approves and adopts the Long-Range Property Management Plan, in substantially the form attached hereto as Exhibit A, as required by HSC Section

34191.5. The Oversight Board authorizes staff to make minor changes to Long-Range Property Management Plan without reauthorization if needed.

**Section 3. Transmittal to Appropriate Agencies.** The City Manager is hereby authorized and directed to transmit a copy to the Oversight Board for their approval and to the Department of Finance.

**PASSED, APPROVED AND ADOPTED** by the Oversight Board at the meeting held on the 24<sup>th</sup> day of November 2015.

  
CHAIRMAN,  
OVERSIGHT BOARD

ATTEST:

  
BRENDA M. LOPEZ SECRETARY  
OVERSIGHT BOARD

I Brenda M. Lopez , Secretary to the Oversight Board, hereby certify that the foregoing resolution was duly adopted at a meeting of the Oversight Board, held on the 24th day of November, 2015.

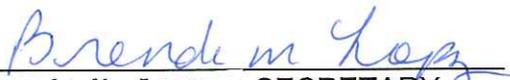
AYES: Board Members Herrera, Christensen, Vice Chair Hardy, and Chairman Glasper

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS THEREOF, I hereunto set my hand affix the official seal of the City of Adelanto, on the 24th day of November, 2015.

  
Brenda M. Lopez, SECRETARY  
OVERSIGHT BOARD

**RESOLUTION NO. 15-02**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR  
AGENCY TO THE ADELANTO REDEVELOPMENT AGENCY  
APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN  
PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5**

**Whereas**, the City of Adelanto elected to serve as the Successor Agency to the former Adelanto Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("AB x1 26" or the "Dissolution Act") as codified in the California Health and Safety Code; and

**Whereas**, among the duties of successor agencies under the Dissolution Act is the preparation of a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**Whereas**, the Long-Range Property Management Plan shall be submitted to the Oversight Board and DOF within six months after receiving a Finding of Completion from DOF; and

**Whereas**, the Long-Range Property Management Plan shall include an inventory of all properties in the Successor Agency to the Adelanto Redevelopment Agency, which was established to serve as the repository of the former redevelopment agency's real properties; and

**Whereas**, the proposed Long-Range Property Management Plan, attached hereto as Exhibit "A", has been prepared by staff and consultants for the Successor Agency consistent with the provisions of the Dissolution Act, Health and Safety Code Section 34191.5, and the guidelines made available by DOF, and has been submitted to the Oversight Board for its consideration and approval; and

**Whereas**, the Oversight Board desires to approve the Long-Range Property Management Plan and transmit it to DOF as required.

**NOW THEREFORE, BE IT RESOLVED**, by the Oversight Board as follows:

**Section 1.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2. Approval of Long-Range Property Management Plan.** The Oversight Board hereby approves and adopts the Long-Range Property Management

Plan, in substantially the form attached hereto as Exhibit A, as required by Health and Safety Code Section 34191.5.

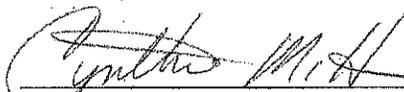
**Section 3. Transmittal to Appropriate Agencies.** The City Manager is hereby authorized and directed to transmit a copy of the Long Range Property Management Plan to the Department of Finance for its review and approval.

**PASSED, APPROVED AND ADOPTED** by the Oversight Board at the meeting held on the 5<sup>th</sup> day of May 2015.



CHAIRMAN,  
OVERSIGHT BOARD

ATTEST:



CYNTHIA M. HERRERA, SECRETARY  
OVERSIGHT BOARD

I, Cindy M. Herrera, Secretary to the Oversight Board, hereby certify that the foregoing resolution was duly adopted at a meeting of the Oversight Board, held on the 5th day of May, 2015.

AYES: Board Member Thornton, Board Member Christensen, Vice Chair Hardy, and Chairman Glasper

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS THEREOF, I hereunto set my hand affix the official seal of the City of Adelanto, on the 5th day of May, 2015.

  
Cynthia M. Herrera, SECRETARY  
OVERSIGHT BOARD

# LONG-RANGE PROPERTY MANAGEMENT PLAN

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**CITY OF ADELANTO SUCCESSOR AGENCY**

Prepared By:



**KOSMONT COMPANIES**  
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**NOVEMBER 2015**

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The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

865 South Figueroa Street, 35th Floor Los Angeles California 90017 ph 213.417.3300 fax 213.417.3311

# Introduction

## Background & Purpose

Health and Safety Code Section 34191.5, added by AB 1484 (signed into law on June 27, 2012), requires each Successor Agency (“SA”) to prepare and approve a Long-Range Property Management Plan (“LRPMP”) that addresses the disposition and use of the real properties of the former redevelopment agency. Properties held by a successor agency cannot be disposed of until the State Department of Finance (“DOF”) has approved the LRPMP. This document is the LRPMP for the Successor Agency to the former Adelanto Redevelopment Agency and governs the disposition and use of non-housing properties held by the SA.

Prior to the approval of a final LRPMP and subsequent disposition of real estate assets, the Successor Agency must comply with several requirements under AB 1484.

## Requirements for Approval of LRPMP

After completing the Due Diligence Reviews (DDR) for Housing Funds and Non-Housing Funds and all unencumbered funds of the former redevelopment agency have been returned to the County Auditor/Controller for redistribution to the affected taxing entities the DOF issued the Finding of Completion (“FOC”) on October 3, 2013. The completed LRPMP will be approved by the SA, then approved by the Oversight Board and submitted to DOF for final approval. Upon DOF approval the SA will begin the process of disposing of the real estate assets in accordance with the LRPMP.

## Property Disposition Alternatives

The LRPMP will serve to determine whether the properties should be:

1. Retained for governmental use;
2. Retained for future development;
3. Sold; or
4. Retained to fulfill an enforceable obligation.

### Successor Agency Asset Summary

There are seven (7) asset groupings owned and controlled by the Successor Agency. All seven asset groups (Asset #1 - #7 in the list that follows) are property owned and controlled by the Successor Agency. Each asset group has distinct physical characteristics and land uses. As a result, the Agency must develop a distinct disposition strategy for the sale of each asset.

#	Address/Description	APN	Purpose			
			Public	Econ. Dev.	Liquid.	Enf. Oblig.
1	Route 395 Highway Right-of-Way	3128-221-13 3128-221-14	X			
2	Stadium North	3128-221-18 3128-221-19 3128-221-21 3128-221-22 3128-221-24			X	
3	Manufacturing/Industrial	3129-261-27 3129-261-66 3129-251-14			X	
4	Business Park, Light Industrial/Office, close to 395	0459-352-10 0459-352-12			X	
5	Light Manufacturing	0459-113-20			X	
6	Single Family Residential	0459-133-25			X	
7	Sheriff Dispatch Station	0459-182-02 0459-182-23	X			



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**Asset #1: Highway Right-of-Way, Highway 395 – Vacant Land**

<b>3128-221-13 Parcel Data - Asset #1</b>	
<b>Address</b>	N/A
<b>APN</b>	3128-221-13
<b>Lot Size</b>	1.63 acres
<b>Use</b>	Vacant land – Highway right-of-way
<b>Zoning</b>	R-M12 (Medium Density Residential 5-12 du/ac)
<b>General Plan</b>	Route 395 Transportation Corridor
<b>Current Title</b>	Successor Agency
<b>Building</b>	No structures

<b>3128-221-14 Parcel Data - Asset #1</b>	
<b>Address</b>	N/A
<b>APN</b>	3128-221-14
<b>Lot Size</b>	2.19 acres
<b>Use</b>	Vacant land – Highway right-of-way
<b>Zoning</b>	MU (Mixed Use, Residential/Commercial)
<b>General Plan</b>	Route 395 Transportation Corridor
<b>Current Title</b>	Successor Agency
<b>Building</b>	No Structures

<b>Acquisition &amp; Valuation Information – Asset #1</b>	
<b>Purchase Date</b>	08/13/1991
<b>Purchase Price</b>	\$5,730.
<b>Funding Source</b>	Tax increment / public
<b>Purpose</b>	Highway expansion right-of-way
<b>Date of Improvements</b>	No improvements
<b>Book Value</b>	\$5,730. (as of 06/30/12)
<b>Estimate of Current Value</b>	\$5,730 (Designated right-of-way with no other allowable uses Determined as of 4/2/2015)

<b>Revenues Generated by Property &amp; Contractual Requirements – Asset #1</b>	
<b>DLA / Successor Agency Lease Agreement</b>	None



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Overview of Environmental Contamination, Remediation Efforts and Other Deficiencies – Asset #1	
Environmental Contamination / Property Deficiencies	No known contamination or deficiencies

Transit-Oriented Development & Advancement of Agency Planning Objectives – Asset #1	
Potential for TOD	None
Agency Planning Objectives	<p><b>No.</b> These parcels were acquired for the intersection of Rancho Road and Route 395 prior to its relocation north and its current alignment. Parcel 3128-221-13 is completely within the ultimate right-of-way and would be undevelopable. 3128-221-14 does have a portion that is outside of the ultimate right-of-way (what would have been the turn lanes) but due to the fact that the Joshua wash flows through the site and the relatively small size of the portion not in the Right-of-Way without performing a merger with the adjoining lot to the East, this lot is not feasibly developable.</p>

Brief History of Previous Development Proposals and Activities – Asset #1	
No Development Proposals or Activities	There have been no notable development proposals and other activity in connection with this property since acquisition.

Recommendation for Disposition – Asset #1	
Dispose to Appropriate Entity	Transfer ownership to <b>appropriate entity for government use</b> per AB 1484 Section 34181.(a) “transfer to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset.” Proposed <b>transfer date as soon as possible following DOF approval of LRPMP.</b>



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**Asset #2: Stadium North – Vacant Land**

<b>3128-221-18 Parcel Data - Asset #2</b>	
<b>Address</b>	N/A
<b>APN</b>	3128-221-18
<b>Lot Size</b>	2.48 acres
<b>Use</b>	Vacant land
<b>Zoning</b>	MU (Mixed Use, Residential/Commercial)
<b>General Plan</b>	Sportsman Drive
<b>Current Title</b>	Successor Agency
<b>Building</b>	No structures

<b>3128-221-19 Parcel Data - Asset #2</b>	
<b>Address</b>	N/A
<b>APN</b>	3128-221-19
<b>Lot Size</b>	1.00 acres
<b>Use</b>	Vacant land
<b>Zoning</b>	MU (Mixed Use, Residential/Commercial)
<b>General Plan</b>	Sportsman Drive
<b>Current Title</b>	Successor Agency
<b>Building</b>	No Structures

<b>3128-221-21 Parcel Data - Asset #2</b>	
<b>Address</b>	N/A
<b>APN</b>	3128-221-21
<b>Lot Size</b>	1.81 acres
<b>Use</b>	Vacant land
<b>Zoning</b>	MU (Mixed Use, Residential/Commercial)
<b>General Plan</b>	Sportsman Drive
<b>Current Title</b>	Successor Agency
<b>Building</b>	No structures

<b>3128-221-22 Parcel Data - Asset #2</b>	
<b>Address</b>	N/A
<b>APN</b>	3128-221-22
<b>Lot Size</b>	1.80 acres
<b>Use</b>	Vacant land
<b>Zoning</b>	MU (Mixed Use, Residential/Commercial)
<b>General Plan</b>	Sportsman Drive
<b>Current Title</b>	Successor Agency
<b>Building</b>	No structures



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3128-221-24 Parcel Data - Asset #2	
Address	N/A
APN	3128-221-24
Lot Size	0.91 acres
Use	Vacant land
Zoning	MU (Mixed Use, Residential/Commercial)
General Plan	Sportsman Drive
Current Title	Successor Agency
Building	No structures

Acquisition & Valuation Information – Asset #2	
Purchase Date	01/09/1991
Purchase Price	\$12,000.
Funding Source	Tax increment / public
Purpose	Visitor Serving Center which is zoned to provide an opportunity for hotel accommodations and resort facilities related to Stater Bros.' Stadium and serve as a venue for entertainment uses such as community events, concerts, and festivals.
Date of Improvements	No improvements
Book Value	\$12,015. (as of 06/30/12)
Estimate of Current Value	\$190,336.00 (\$23,792/acre) (Broker's Opinion of Value determined 04/02/2015, see Appendix C for comp report)
Method of Valuation	Comparable sales evaluation

Revenues Generated by Property & Contractual Requirements – Asset #2	
DLA / Successor Agency Lease Agreement	None

Overview of Environmental Contamination, Remediation Efforts and Other Deficiencies – Asset #2	
Environmental Contamination / Property Deficiencies	No known contamination or deficiencies



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Transit-Oriented Development & Advancement of Agency Planning Objectives – Asset #2	
Potential for TOD	None
Agency Planning Objectives	<b>No.</b> These parcels are zoned for a mixed use zone that incorporates combined residential and commercial uses. This zoning area is referred to as the Visitor Serving Center which is zoned to provide an opportunity for hotel accommodations and resort facilities related to Stater Bros.' Stadium and serve as a venue for entertainment uses such as community events, concerts, and festivals.

Brief History of Previous Development Proposals and Activities – Asset #2	
No Development Proposals or Activities	There have been no notable development proposals and other activity in connection with this property since acquisition.

Recommendation for Disposition – Asset #2	
Dispose to Private Buyer	The recommendation is to dispose of the property to an owner that will significantly revitalize the property. <b>The sale proceeds will be used to fund enforceable obligations approved on the ROPS or submitted to the County-Auditor Controller for distribution to taxing entities. Proposed sale date as soon as possible following DOF approval of LRPMP.</b>

### Asset #3: Manufacturing/Industrial – Vacant Land

3129-261-27 Parcel Data - Asset #3	
Address	N/A
APN	3129-261-27
Lot Size	4.71 acres
Use	Vacant land
Zoning	MI (Manufacturing Industrial)
General Plan	Industrial Park
Current Title	Successor Agency
Building	No structures

3129-261-66 Parcel Data - Asset #3	
Address	N/A
APN	3129-261-66
Lot Size	2.01 acres
Use	Vacant land
Zoning	MI (Manufacturing Industrial)
General Plan	Industrial Park
Current Title	Successor Agency
Building	No Structures

3129-251-14 Parcel Data - Asset #3	
Address	N/A
APN	3129-251-14
Lot Size	40.32 acres
Use	Vacant land
Zoning	MI (Manufacturing Industrial)
General Plan	Industrial Park
Current Title	Successor Agency
Building	No structures

Acquisition & Valuation Information – Asset #3	
Purchase Date	3129-261-27 – 11/13/1990; 3129-261-66 – 11/22/2005; 3129-251-14 – 09/04/1990
Purchase Price	\$1,023,041
Funding Source	Tax increment / public
Purpose	Manufacturing Industrial Development
Date of Improvements	No improvements
Book Value	\$1,023,041(as of 06/30/12)
Estimate of Current Value	\$319,590. (\$6,794./acre) (Broker's Opinion of Value "BOV" determined 04/02/2015, see Appendix G for comp report)
Method of Valuation	Comparable sales evaluation

Revenues Generated by Property & Contractual Requirements – Asset #3	
DLA / Successor Agency Lease Agreement	None

Overview of Environmental Contamination, Remediation Efforts and Other Deficiencies – Asset #3	
Environmental Contamination / Property Deficiencies	No known contamination or deficiencies

Transit-Oriented Development & Advancement of Agency Planning Objectives – Asset #3	
Potential for TOD	None
Agency Planning Objectives	<b>No.</b> These parcels are all zoned Manufacturing Industrial. This zoning designation provides for a wide range of industrial uses, including light and heavy industrial and manufacturing uses.

Brief History of Previous Development Proposals and Activities – Asset #3	
<b>No Development Proposals or Activities</b>	There have been no notable development proposals and other activity in connection with this property since acquisition.



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**Recommendation for Disposition – Asset #3**

**Dispose to  
Private  
Buyer**

The recommendation is to dispose of the property to an owner that will significantly revitalize the property for manufacturing or industrial uses. **The sale proceeds will be used to fund enforceable obligations approved on the ROPS or submitted to the County-Auditor Controller for distribution to taxing entities. Proposed sale date as soon as possible following DOF approval of LRPMP.**



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**Asset #4: Business Park, Light Industrial/Office, close to 395 – Vacant Land**

0459-352-10 Parcel Data - Asset #4	
Address	N/A
APN	0459-352-10
Lot Size	9.22 acres
Use	Vacant land
Zoning	BP (Business Park, Light Industrial/Office)
General Plan	Business Park
Current Title	Successor Agency
Building	No structures

0459-352-12 Parcel Data - Asset #4	
Address	N/A
APN	0459-352-12
Lot Size	18.20 acres
Use	Vacant land
Zoning	MI (Manufacturing Industrial)
General Plan	Business Park
Current Title	Successor Agency
Building	

Acquisition & Valuation Information – Asset #4	
Purchase Date	10/26/1999
Purchase Price	\$455,049.
Funding Source	Tax increment / public
Purpose	Business Park, Light Industrial/Office Development
Date of Improvements	No improvements
Book Value	\$455,049. (as of 06/30/12)
Estimate of Current Value	\$186,292. (\$6,794./acre) (Broker's Opinion of Value determined 04/02/2015, see Appendix G for comp report)
Method of Valuation	Comparable sales evaluation

Revenues Generated by Property & Contractual Requirements – Asset #4	
DLA / Successor Agency Lease Agreement	None



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Overview of Environmental Contamination, Remediation Efforts and Other Deficiencies – Asset #4	
Environmental Contamination / Property Deficiencies	No known contamination or deficiencies

Transit-Oriented Development & Advancement of Agency Planning Objectives – Asset #4	
Potential for TOD	None
Agency Planning Objectives	<b>No.</b> This parcel is zoned Business park, this land use designation allows for employment uses that may be related and supportive of Southern California Logistics Airport (SCLA) along with synergistic uses like research and design, medical and professional offices, schools/studios for professional and business advancement, and health and fitness facilities to attract employment activity from beyond the City’s boundary.

Brief History of Previous Development Proposals and Activities – Asset #4	
<b>No Development Proposals or Activities</b>	There have been no notable development proposals and other activity in connection with this property since acquisition.

Recommendation for Disposition – Asset #4	
Dispose to Private Buyer	The recommendation is to dispose of the property to an owner that will significantly revitalize the property for a Business park related and supportive of Southern California Logistics Airport (SCLA) along with synergistic uses like research and design, medical and professional offices, schools/studios for professional and business advancement, and health and fitness facilities. <b>The sale proceeds will be used to fund enforceable obligations approved on the ROPS or submitted to the County-Auditor Controller for distribution to taxing entities. Proposed sale date as soon as possible following DOF approval of LRPMP.</b>

**Asset #5: Light Manufacturing – Vacant Land**

0459-113-20 Parcel Data - Asset #5	
Address	N/A
APN	0459-113-20
Lot Size	4.83 acres
Use	Vacant land
Zoning	LM (Light Manufacturing)
General Plan	Industrial/Business Park
Current Title	Successor Agency
Building	No structures

Acquisition & Valuation Information – Asset #5	
Purchase Date	11/09/1999
Purchase Price	\$7,245.
Funding Source	Tax increment / public
Purpose	Light Manufacturing uses including light industrial and manufacturing development which benefit from separation from residential, office, and retail districts.
Date of Improvements	No improvements
Book Value	\$7,245. (as of 06/30/12)
Estimate of Current Value	\$32,815. (\$6,794./acre) (BOV determined 04/02/2015, see Appendix G for comp report)
Method of Valuation	Comparable sales evaluation

Revenues Generated by Property & Contractual Requirements – Asset #5	
DLA / Successor Agency Lease Agreement	None

Overview of Environmental Contamination, Remediation Efforts and Other Deficiencies – Asset #5	
Environmental Contamination / Property Deficiencies	No known contamination or deficiencies



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**Transit-Oriented Development & Advancement of Agency Planning Objectives – Asset #5**

<b>Potential for TOD</b>	None
<b>Agency Planning Objectives</b>	<b>No.</b> This parcel is Light Manufacturing providing for a more limited range of uses than the Manufacturing Industrial zone, including only light industrial and manufacturing uses which benefit from separation from residential, office, and retail districts.

**Brief History of Previous Development Proposals and Activities – Asset #5**

<b>No Development Proposals or Activities</b>	There have been no notable development proposals and other activity in connection with this property since acquisition.
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**Recommendation for Disposition – Asset #5**

<b>Dispose to Private Buyer</b>	The recommendation is to dispose of the property to an owner that will significantly revitalize the property for Light Manufacturing providing for a more limited range of uses than the Manufacturing Industrial zone, including only light industrial and manufacturing uses which benefit from separation from residential, office, and retail districts. <b>The sale proceeds will be used to fund enforceable obligations approved on the ROPS or submitted to the County-Auditor Controller for distribution to taxing entities. Proposed sale date as soon as possible following DOF approval of LRPMP.</b>
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**Asset #6: Single Family Residential – Vacant Land**

0459-133-25 Parcel Data - Asset #6	
Address	N/A
APN	0459-133-25
Lot Size	9.40 acres
Use	Vacant land
Zoning	R-S5 (Single Family Residential, 1.1 to 5 du/ac)
General Plan	Residential
Current Title	Successor Agency
Building	No structures

Acquisition & Valuation Information – Asset #6	
Purchase Date	08/15/2001
Purchase Price	\$14,100.
Funding Source	Tax increment / public
Purpose	Single-family development
Date of Improvements	No improvements
Book Value	\$14,100. (as of 06/30/12)
Estimate of Current Value	\$35,438. (\$3,770./acre) (BOV determined 04/02/2015, see Appendix I for comp report)
Method of Valuation	Comparable sales evaluation (limited comps available)

Revenues Generated by Property & Contractual Requirements – Asset #6	
DLA / Successor Agency Lease Agreement	None

Overview of Environmental Contamination, Remediation Efforts and Other Deficiencies – Asset #6	
Environmental Contamination / Property Deficiencies	No known contamination or deficiencies



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

**Transit-Oriented Development & Advancement of Agency Planning Objectives – Asset #6**

**Potential for TOD** None

**Agency Planning Objectives**

**No.** This parcel is Single Family Residential (R-S5) zone designation is a single-family zone which permits detached residences at a density of up to five (5) units per gross acre. Minimum lot size is 5,000 square feet. Development at this density requires full urban levels of service and public improvements. I believe that this was previously acquired for a storm water channel, but it is not part of the master plan of drainage, and therefore could be developed as long as the developer provides mitigations to handle any offsite flows that pass through the site.

**Brief History of Previous Development Proposals and Activities – Asset #6**

**No Development Proposals or Activities** There have been no notable development proposals and other activity in connection with this property since acquisition.

**Recommendation for Disposition – Asset #6**

**Dispose to Private Buyer**

The recommendation is to dispose of the property to an owner that will significantly revitalize the property as Single Family Residential (R-S5) zone designation is a single-family zone which permits detached residences at a density of up to five (5) units per gross acre. Minimum lot size is 5,000 square feet. Development at this density requires full urban levels of service and public improvements. I believe that this was previously acquired for a storm water channel, but it is not part of the master plan of drainage, and therefore could be developed as long as the developer provides mitigations to handle any offsite flows that pass through the site. **The sale proceeds will be used to fund enforceable obligations approved on the ROPS or submitted to the County-Auditor Controller for distribution to taxing entities. Proposed sale date as soon as possible following DOF approval of LRPMP.**



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

865 South Figueroa Street, 35th Floor Los Angeles California 90017 ph 213.417.3300 fax 213.417.3311

## Asset #7: Sheriff's Department Dispatch & Auxiliary Facilities

0459-182-02 Parcel Data - Asset #7	
Address	11613 Bartlett Avenue
APN	0459-182-02
Lot Size	1.15 acres
Use	Sheriff's Department Dispatch & Auxiliary Facilities
Zoning	BP (Business Park, Light Industrial/Office)
General Plan	Business Park
Current Title	Successor Agency
Building	Sheriff's Department Dispatch & Auxiliary Facilities

0459-182-23 Parcel Data - Asset #7	
Address	11613 Bartlett Avenue
APN	0459-182-23
Lot Size	0.75 acres
Use	Sheriff's Department Dispatch & Auxiliary Facilities
Zoning	BP (Business Park, Light Industrial/Office)
General Plan	Business Park
Current Title	Successor Agency
Building	Sheriff's Department Dispatch & Auxiliary Facilities

Acquisition & Valuation Information – Asset #7	
Purchase Date	0459-182-02 – 08/27/1990; 0459-182-23 – 09/25/1992
Purchase Price	\$283,400.
Funding Source	Tax increment / public
Purpose	Sheriff's Department Dispatch & Auxiliary Facilities
Date of Improvements	1991-1992
Book Value	\$283,400. (as of 06/30/12)
Estimate of Current Value	\$283,400 Determined as of 4/2/2015
Method of Valuation	No comparable sales comps available

Revenues Generated by Property & Contractual Requirements – Asset #7	
DLA / Successor Agency Lease Agreement	None

**Overview of Environmental Contamination, Remediation Efforts and Other Deficiencies – Asset #7**

<b>Environmental Contamination / Property Deficiencies</b>	No known contamination or deficiencies
--	--

**Transit-Oriented Development & Advancement of Agency Planning Objectives – Asset #7**

<b>Potential for TOD</b>	None
<b>Agency Planning Objectives</b>	<b>No.</b> These lots currently house the San Bernardino County Sheriff’s Department dispatch office and auxiliary facilities.

**Brief History of Previous Development Proposals and Activities – Asset #7**

<b>No Development Proposals or Activities</b>	There have been no notable development proposals and other activity in connection with this property since acquisition.
---	---

**Recommendation for Disposition – Asset #7**

<b>Dispose for Public Use</b>	Transfer ownership to <b>appropriate entity for government use</b> for use as San Bernardino County Sheriff’s Department for continued use as dispatch office and auxiliary facilities. <b>Proposed transfer date as soon as possible following DOF approval of LRPMP.</b>
-------------------------------	--

## 3.0 Appendices

**Appendix A: Asset #1 - Property Maps**

**Appendix B: Asset #2 – Property Maps**

**Appendix C: Asset #2 – Comps Report, Commercial & Other Land**

**Appendix D: Asset #3 – Property Maps**

**Appendix E: Asset #4 – Property Maps**

**Appendix F: Asset #5 – Property Maps**

**Appendix G: Asset #3, #4 & #5 Comps Report, Industrial Land with Office**

**Appendix H: Asset #6 – Property Maps**

**Appendix I: Asset #6 Comps Report for Residential**

**Appendix J: Asset #7 – Property Maps**

Appendix A: Asset #1 - Property Maps

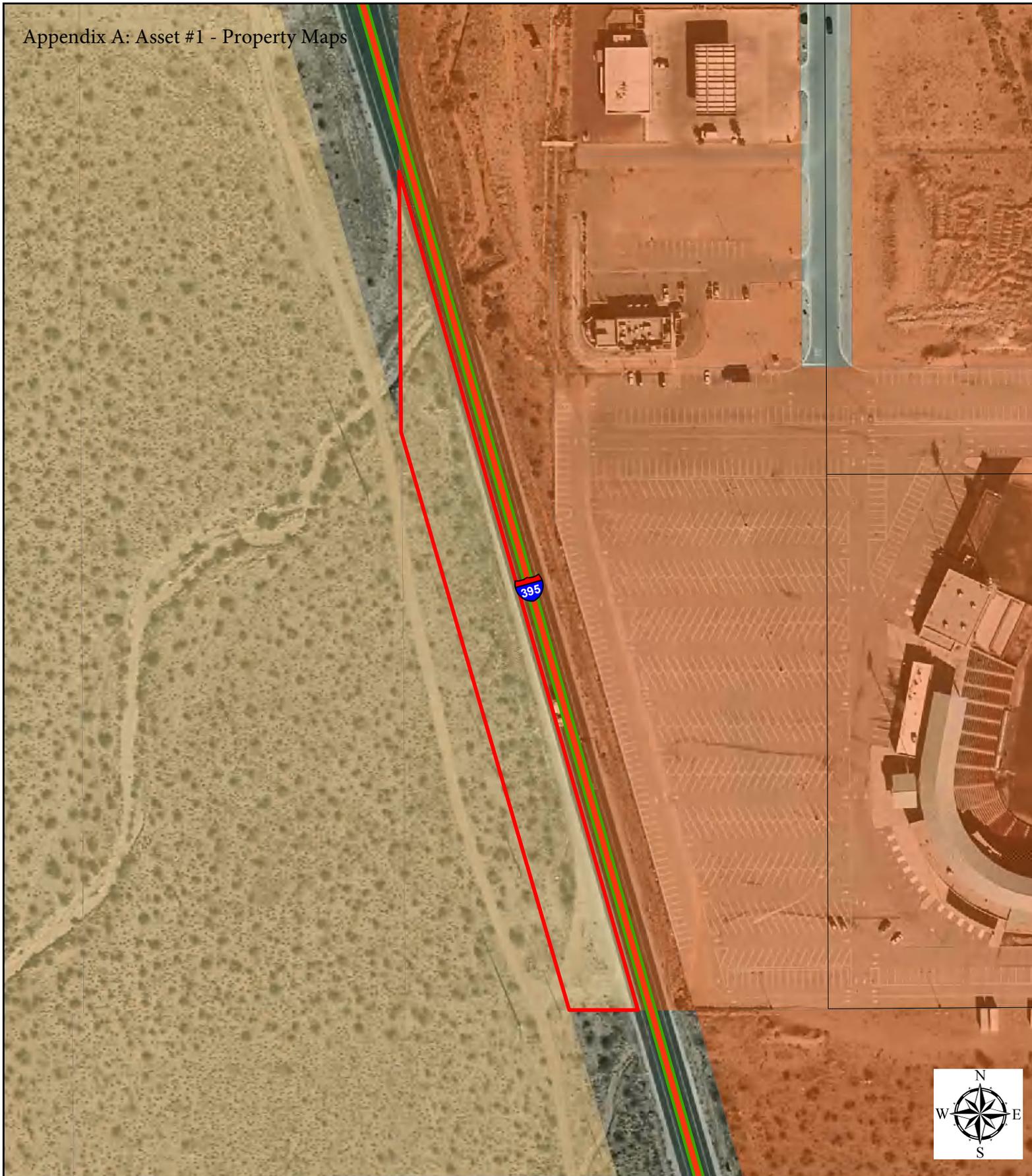


# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312822114	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 92301	0	0	2.185426

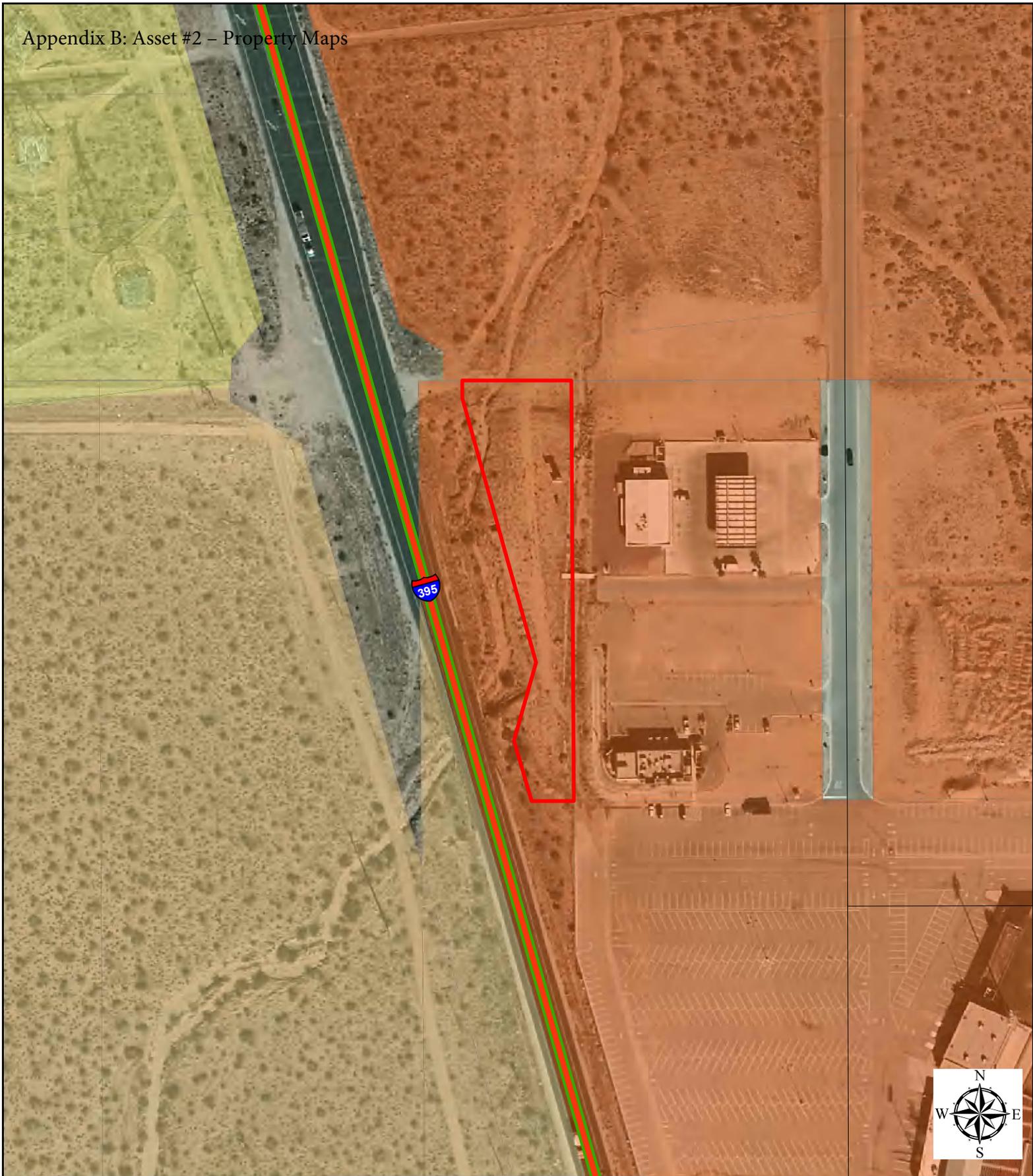
Appendix A: Asset #1 - Property Maps



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312822113	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 92301	0	0	1.631671



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312822124	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	0.912223

Appendix B: Asset #2 – Property Maps



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312822122	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	1.800991

Appendix B: Asset #2 – Property Maps

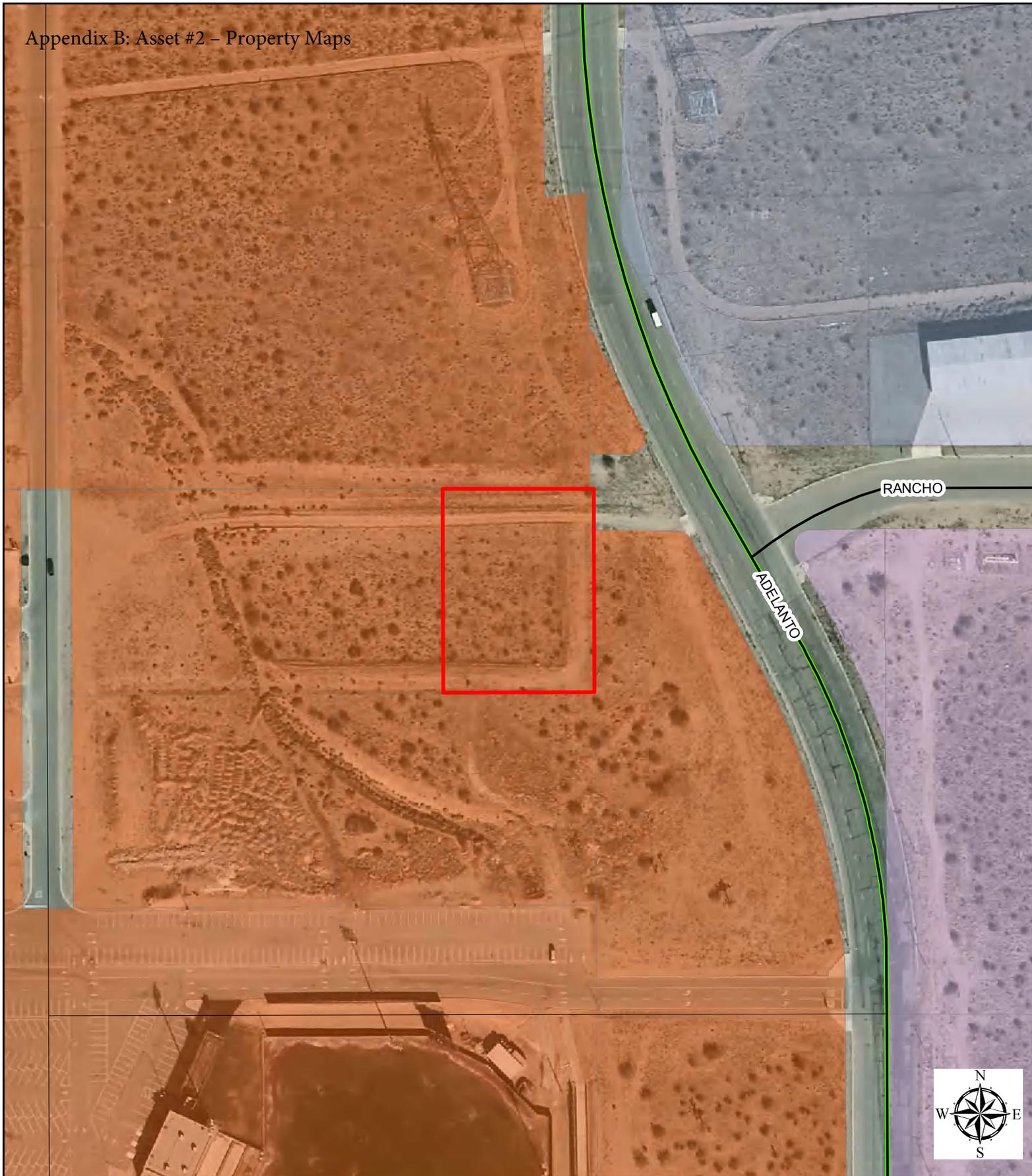


# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312822121	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	1.812298

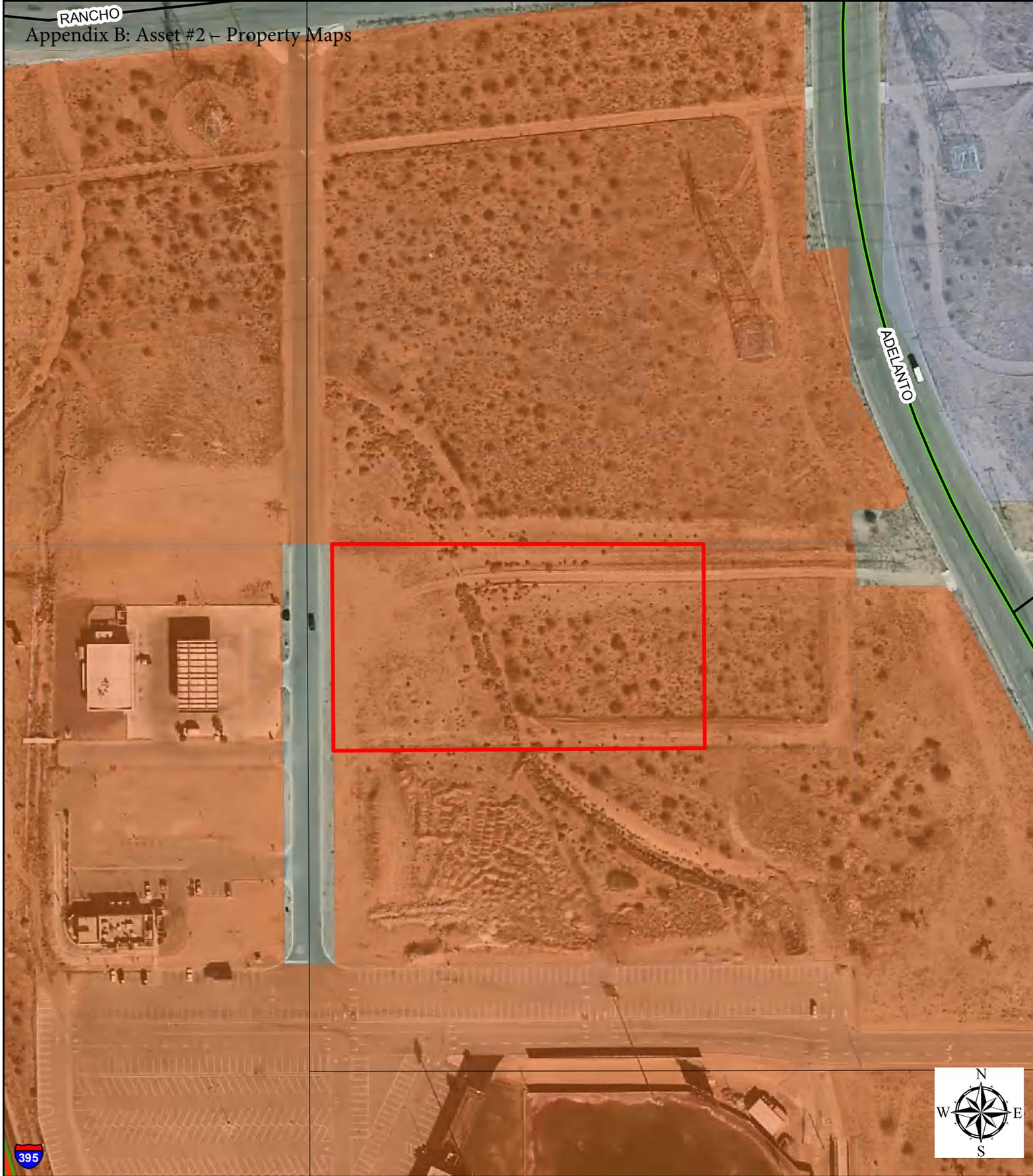
Appendix B: Asset #2 - Property Maps



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312822119	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	1.003239



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312822118	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA	0	0	2.483385

## Appendix C: Asset #2 – Comps Report, Commercial & Other Land

1 7910 Arrowhead Road, Phelan, CA 92371

No Photo Provided

### Sale Information

Sale Status: Sold  
Sale Date: 03/11/2015  
Sale Price: \$140,000  
(\$61,135.61/Acre)

### Property Details

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.29 Acres  
APN / Parcel ID: 3038-601-04

### Parties to Transaction

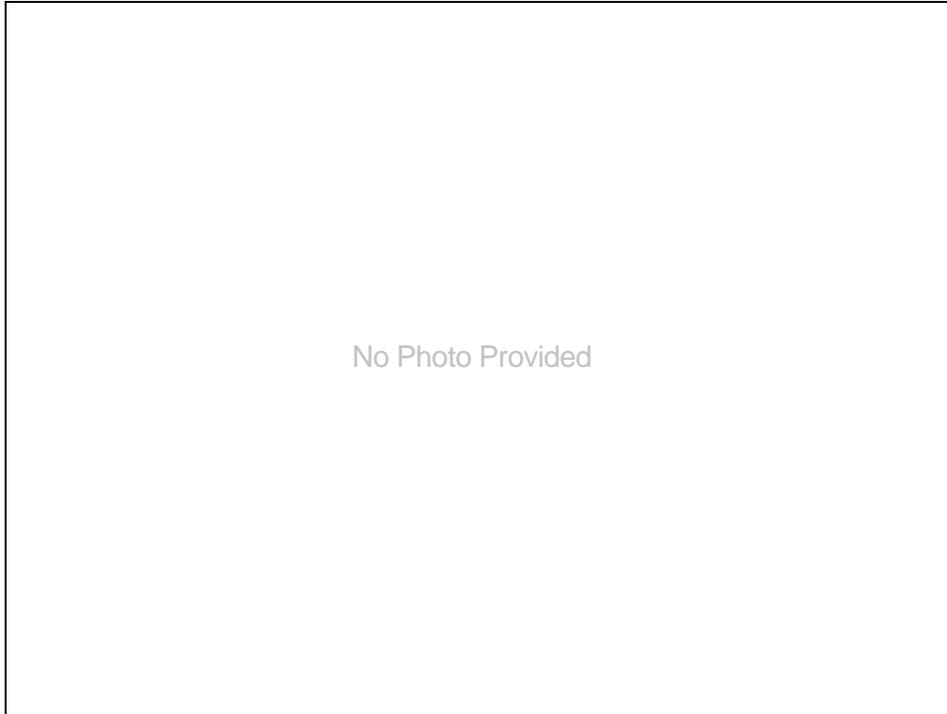
Seller: OAK HILLS INVESTMENT CO LLC

Buyer: DESERADA INC  
Po Box 1956 Victorville, CA

### Financing Comments

Sale involved mortgage financing. Lender identified as OAK HILLS INVESTMENT CO LLC.

### Notes



**Sale Information**

Sale Status: Sold  
Sale Date: 03/11/2015  
Sale Price: \$140,000  
(\$61,135.61/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.29 Acres  
APN / Parcel ID: 3038-581-22

---

**Parties to Transaction**

---

Seller: OAK HILLS INVESTMENT CO LLC

Buyer: DESERADA INC  
Po Box 1956 Victorville, CA

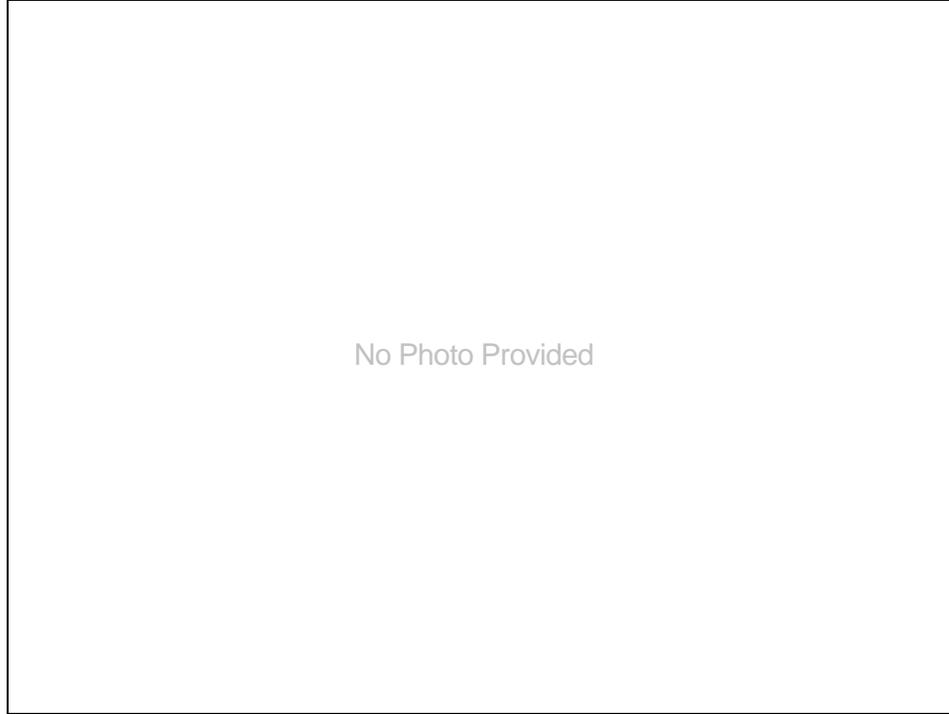
**Financing Comments**

---

Sale involved mortgage financing. Lender identified as OAK HILL INVESTMENT CO LLC.

**Notes**

---



**Sale Information**

Sale Status: Sold  
Sale Date: 03/11/2015  
Sale Price: \$140,000  
(\$38,043.43/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 3.68 Acres  
APN / Parcel ID: 3038-591-17

---

**Parties to Transaction**

---

Seller: OAK HILLS INVESTMENT CO LLC

Buyer: DESERADA INC  
Po Box 1956 Victorville, CA

**Financing Comments**

---

Sale involved mortgage financing. Lender identified as OAK HILLS INVESTMENT CO LLC.

**Notes**

---



No Photo Provided

**Sale Information**

Sale Status: Sold  
Sale Date: 02/25/2015  
Sale Price: \$16,000 (\$7,767.04/Acre)

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.06 Acres  
APN / Parcel ID: 3069-191-30

**Parties to Transaction**

Seller: ENABACAN A A LIVING TRUST

Buyer: MALDONADO, ISAIAS  
805 Woodlawn St Ontario, CA

**Financing Comments**

Cash Sale.

**Notes**



No Photo Provided

**Sale Information**

Sale Status: Sold  
Sale Date: 02/20/2015  
Sale Price: \$21,000 (\$8,400/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.50 Acres  
APN / Parcel ID: 0435-175-69

---

**Parties to Transaction**

---

Seller: HODSON EARL & SUSAN

Buyer: SOLORIO, HERIBERTO  
824 Ronan Ave Wilmington, CA

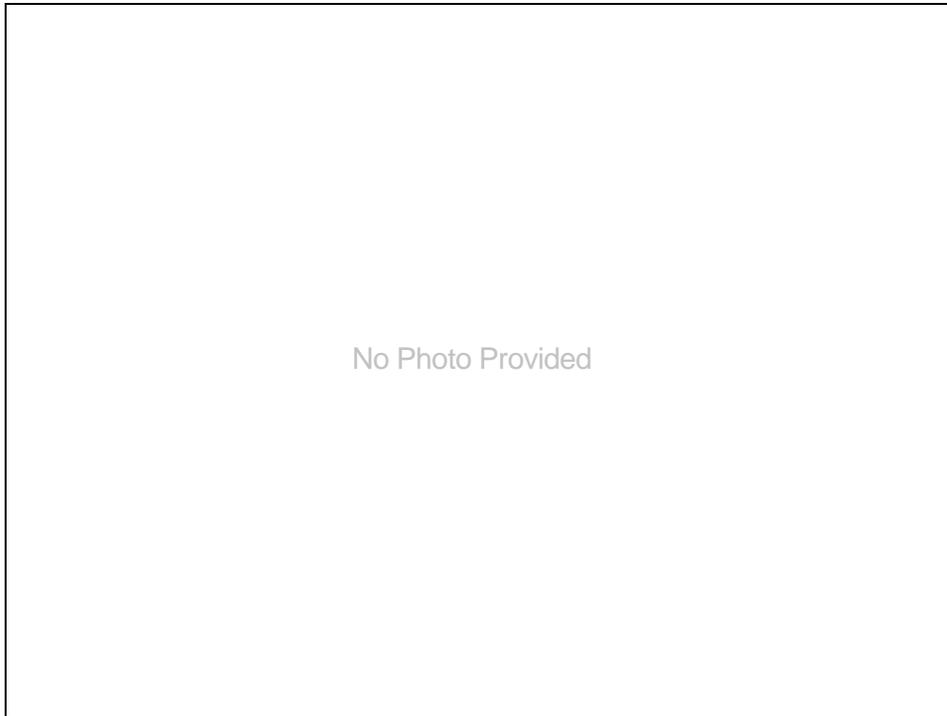
**Financing Comments**

---

Sale involved mortgage financing. Lender identified as EARL & SUSAN HODSON.

**Notes**

---



**Sale Information**

Sale Status: Sold  
Sale Date: 02/19/2015  
Sale Price: \$38,000  
(\$17,674.42/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.15 Acres  
APN / Parcel ID: 0438-181-39

---

**Parties to Transaction**

---

Seller: MERRILL-LYNN FAMILY TRUST

Buyer: HOMES FOR OUR TROOPS INC  
6 Main St Taunton, MA

**Financing Comments**

---

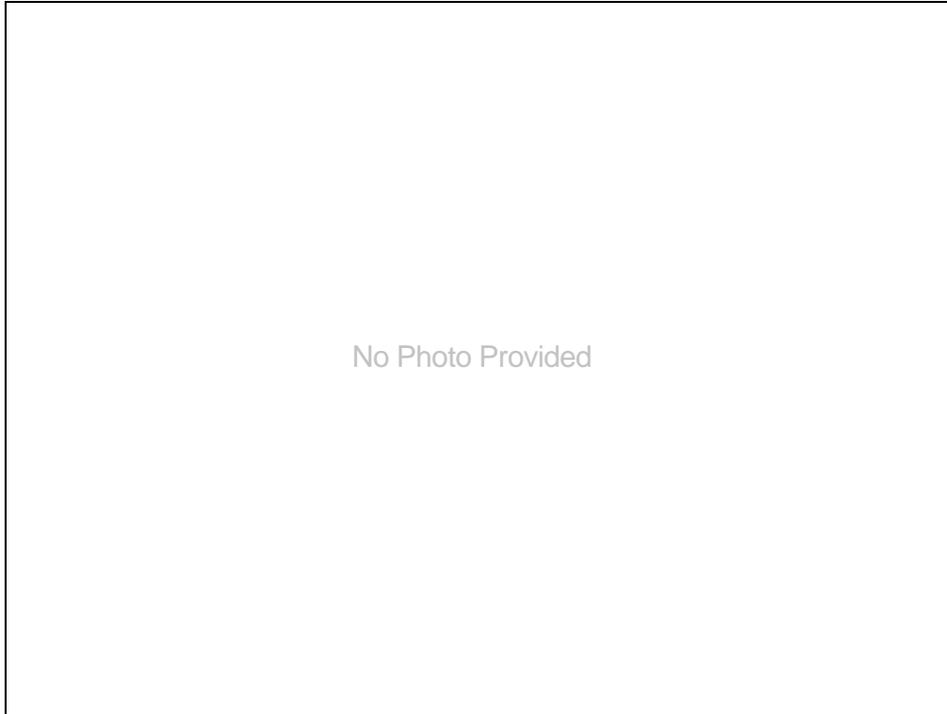
Cash Sale.

**Notes**

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**Sale Information**

Sale Status: Sold  
Sale Date: 11/12/2014  
Sale Price: \$79,000  
(\$39,698.67/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 1.99 Acres  
APN / Parcel ID: 3065-011-18

---

**Parties to Transaction**

---

Seller: GARDELLA R L FAMILY TRUST

Buyer: RUSHING, JESSICA L  
Po Box 720303 Pinon Hills, CA

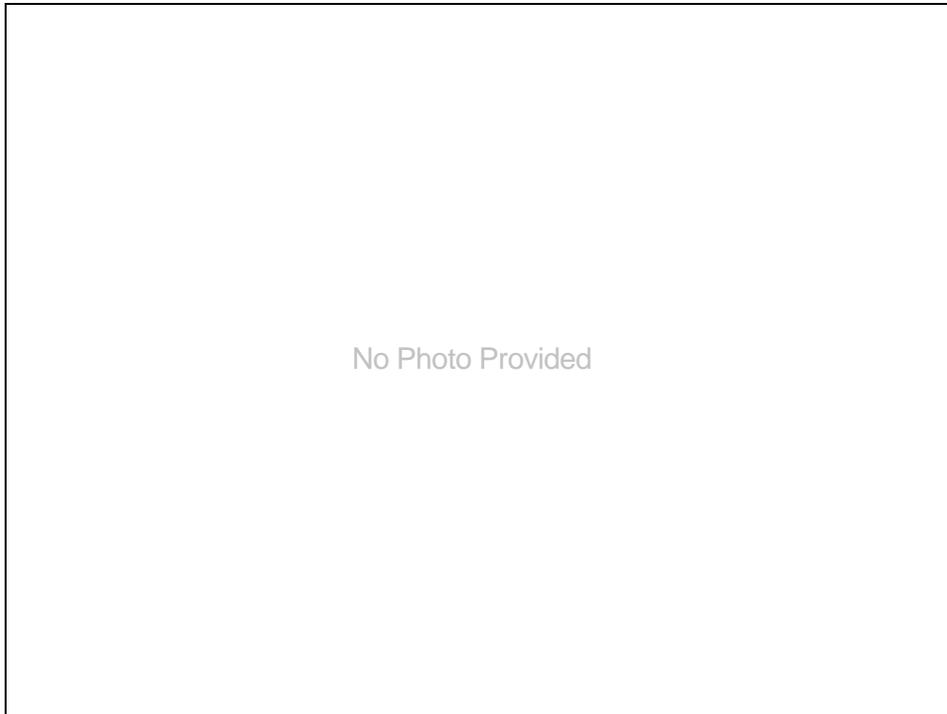
**Financing Comments**

---

Cash Sale.

**Notes**

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**Sale Information**

Sale Status: Sold  
Sale Date: 11/24/2014  
Sale Price: \$130,000  
(\$29,279.34/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 4.44 Acres  
APN / Parcel ID: 0357-661-13

---

**Parties to Transaction**

---

Seller: NEWMAN R FAMILY TRUST

Buyer: SEABERRY, WILLIAM S  
18890 Appaloosa Rd Apple Valley, CA

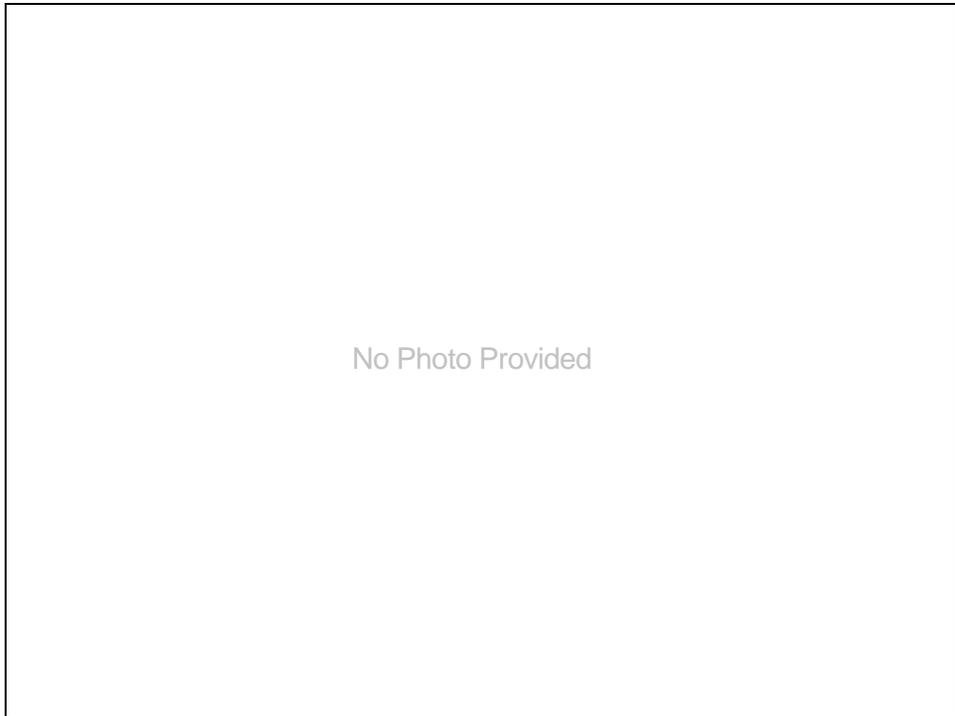
**Financing Comments**

---

Cash Sale.

**Notes**

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**Sale Information**

Sale Status: Sold  
Sale Date: 01/13/2015  
Sale Price: \$15,000 (\$5,016.74/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other (land)  
Lot Size: 2.99 Acres  
APN / Parcel ID: 0472-341-16

---

**Parties to Transaction**

---

Seller: SUGI ANNA                      Buyer: , MEHTA FAMILY TRUST  
14293 Saddle Mountain Dr Los Altos Hills, CA

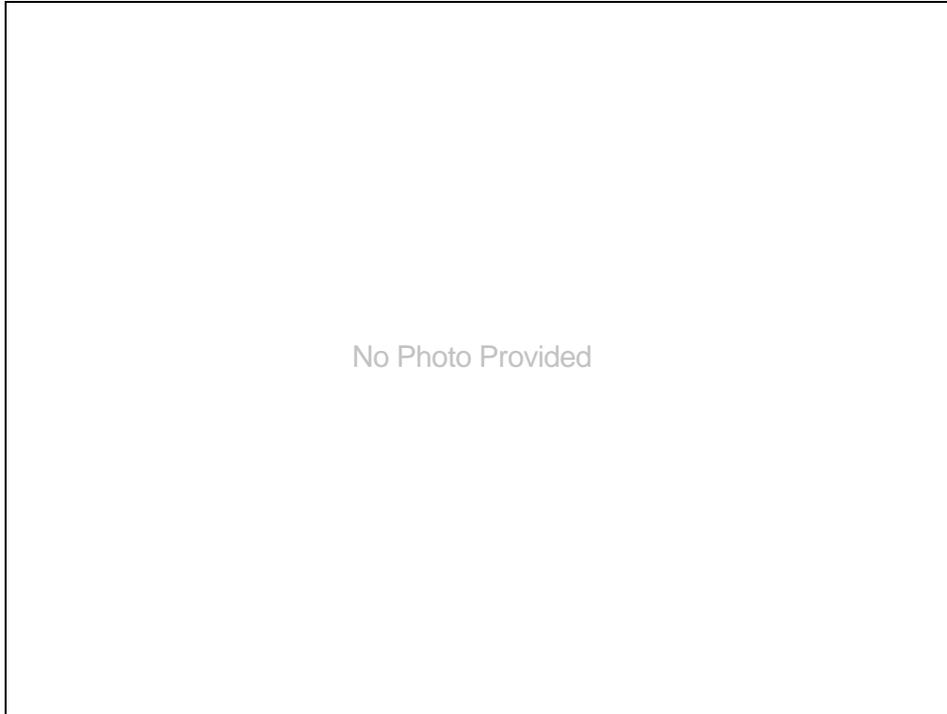
**Financing Comments**

---

Cash Sale.

**Notes**

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**Sale Information**

Sale Status: Sold  
Sale Date: 01/15/2015  
Sale Price: \$20,000 (\$3,144.66/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other (land)  
Lot Size: 6.36 Acres  
APN / Parcel ID: 3097-181-05

---

**Parties to Transaction**

---

Seller: WILLIAMS J & S 1985 TRUST

Buyer: BOBADILLA, JESUS E  
3788 Shepherd Rd Phelan, CA

**Financing Comments**

---

Sale involved mortgage financing. Lender identified as WILLIAMS J & S 1985 TRUST (PT).

**Notes**

---

15 11324 Avenal Street, Oak Hills, CA 92344

No Photo Provided

**Sale Information**

Sale Status: Sold  
Sale Date: 01/23/2015  
Sale Price: \$57,500 (\$11,500/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 5.00 Acres  
APN / Parcel ID: 3064-331-05

---

**Parties to Transaction**

---

Seller: QUICK IRLINE LIVING TRUST

Buyer: PERKINS, DUDLEY  
14924 Brucite Rd Victorville, CA

**Financing Comments**

---

Cash Sale.

**Notes**

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No Photo Provided

**Sale Information**

Sale Status: Sold  
Sale Date: 09/23/2014  
Sale Price: \$72,500  
(\$30,334.84/Acre)

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.39 Acres  
APN / Parcel ID: 3101-351-15

**Parties to Transaction**

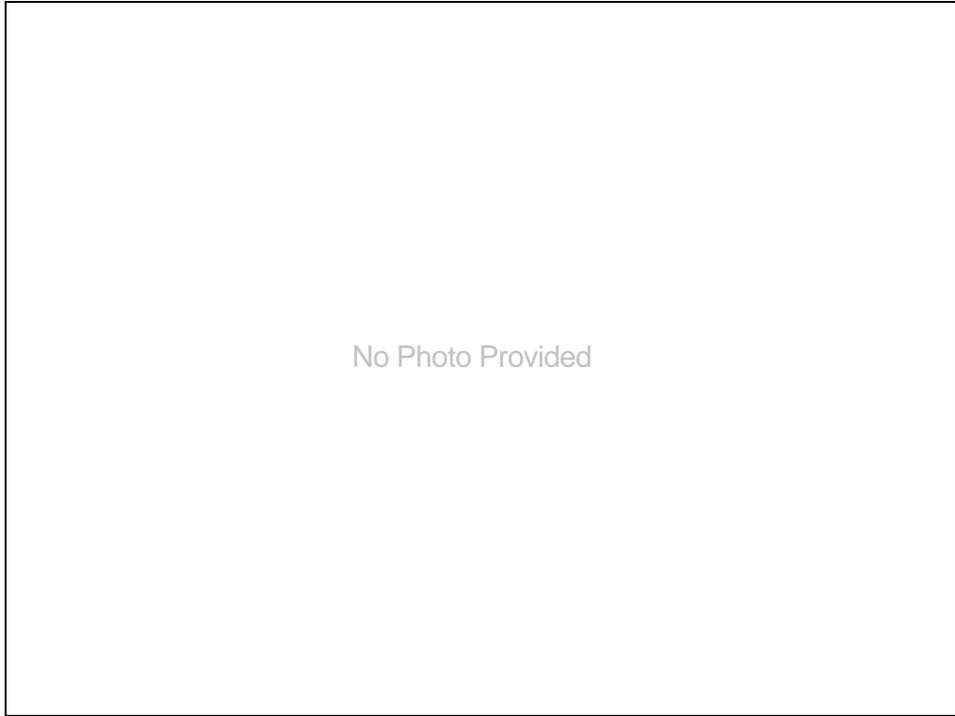
Seller: BECHTEL R LIVING TRUST

Buyer: PAK, RYAN  
4242 Marco Rd Phelan, CA

**Financing Comments**

Cash Sale.

**Notes**



**Sale Information**

Sale Status: Sold  
Sale Date: 09/17/2014  
Sale Price: \$65,000  
(\$28,634.42/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.27 Acres  
APN / Parcel ID: 3046-062-20

---

**Parties to Transaction**

---

Seller: ESPINOZA ROGELIO

Buyer: BARAJAS, MARIA R R  
9769 Mission Blvd Riverside, CA

**Financing Comments**

---

Cash Sale.

**Notes**

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No Photo Provided

**Sale Information**

Sale Status: Sold  
Sale Date: 08/12/2014  
Sale Price: \$48,000  
(\$21,095.28/Acre)

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.28 Acres  
APN / Parcel ID: 0357-303-62

**Parties to Transaction**

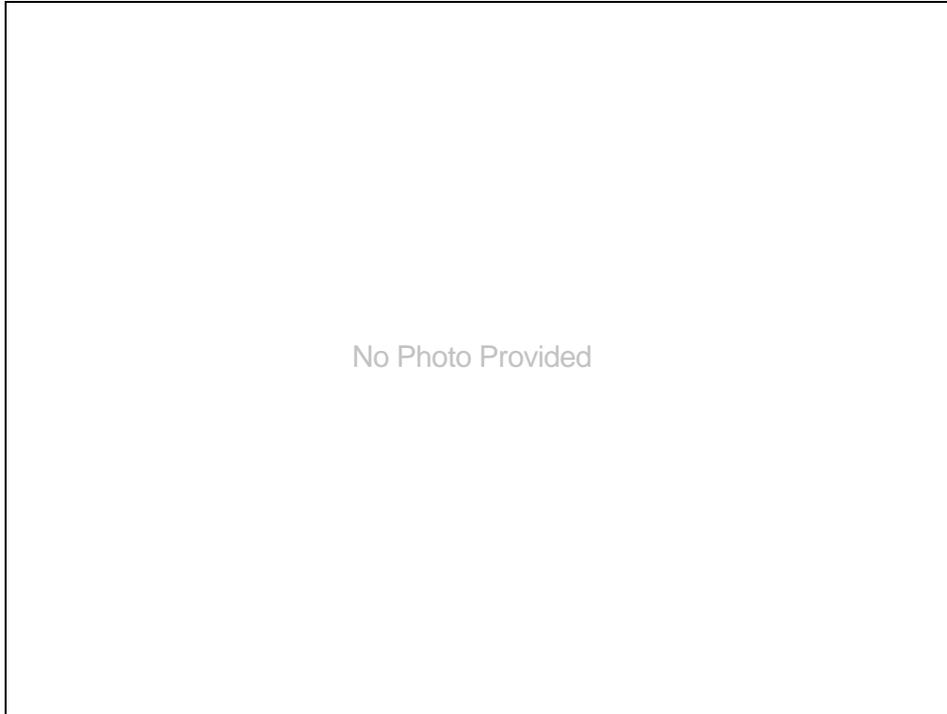
Seller: AFFELDT FAMILY 2011 TRUST

Buyer: RAYA, ANTONIO G  
13222 Fullerton Dr Victorville, CA

**Financing Comments**

Cash Sale.

**Notes**



**Sale Information**

Sale Status: Sold  
Sale Date: 07/18/2014  
Sale Price: \$48,000  
(\$23,248.79/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.06 Acres  
APN / Parcel ID: 0357-303-64

---

**Parties to Transaction**

---

Seller: AFFELDT FAMILY 2011 TRUST

Buyer: GARCIA, RAFAEL E  
13868 Pinellia St Hesperia, CA

**Financing Comments**

---

Cash Sale.

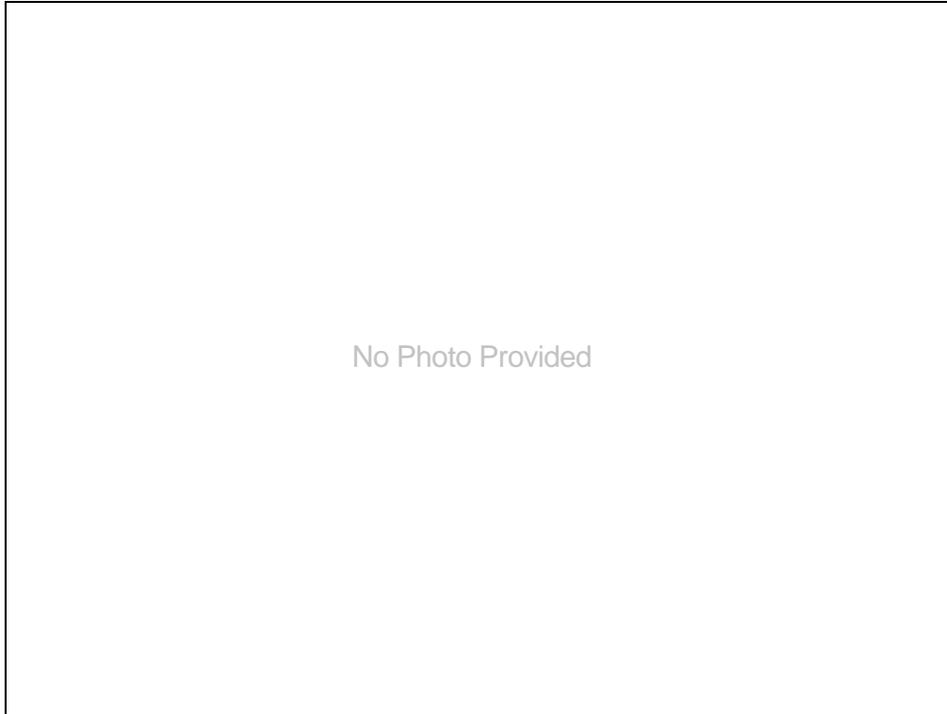
**Notes**

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**Sale Information**

Sale Status: Sold  
Sale Date: 06/24/2014  
Sale Price: \$40,000  
(\$23,121.32/Acre)

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 1.73 Acres  
APN / Parcel ID: 0357-421-09

**Parties to Transaction**

Seller: DEUTSCHE BANK 2006-L3

Buyer: JABE REAL ESTATE SALES INC  
905 S Glendora Ave West Covina, CA

**Sale Comments**

Bank Sold / REO Sale.

**Financing Comments**

Cash Sale.

**Notes**









**Sale Information**

Sale Status: Sold  
Sale Date: 06/12/2014  
Sale Price: \$55,000  
(\$23,305.45/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.36 Acres  
APN / Parcel ID: 0438-242-08

---

**Parties to Transaction**

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Seller: WYATT P & J LIVING TRUST

Buyer: HOLTZ, DAVID E  
Po Box 403256 Hesperia, CA

**Financing Comments**

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Cash Sale.

**Notes**

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**Sale Information**

Sale Status:	Sold
Sale Date:	05/21/2014
Sale Price:	\$125,000 (\$20,391.52/Acre)
Listing Price:	\$153,400
Estimated days on LoopNet Marketplace:	65

**Property Details**

Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Lot Size:	6.13 Acres

**Property Description**

±6.137 Acres Vacant Land zoned Agricultural A1-2 ½ located within incorporated City of Hesperia, CA. Situated on the east side of 3rd Ave just north of Rancho Rd via 7th Street. The zoning designation A1 2 ½ allows for one single family residential dwelling per 2.5 acres. This parcel is perched up high in elevation offering dramatic views of Summit Valley below bordered all around by picturesque mountain ranges. Flat topography ideal for a multitude of agricultural and/or equestrian uses. The region offers warm climate, mild winters and ample sunshine annually providing a long growing season. The property fronts a paved road and the Rancho Rd / I-15 Interchange construction is in process which, upon completion, will provide an easy access point to the I-15 Freeway as well as East-West travel through the High Desert.

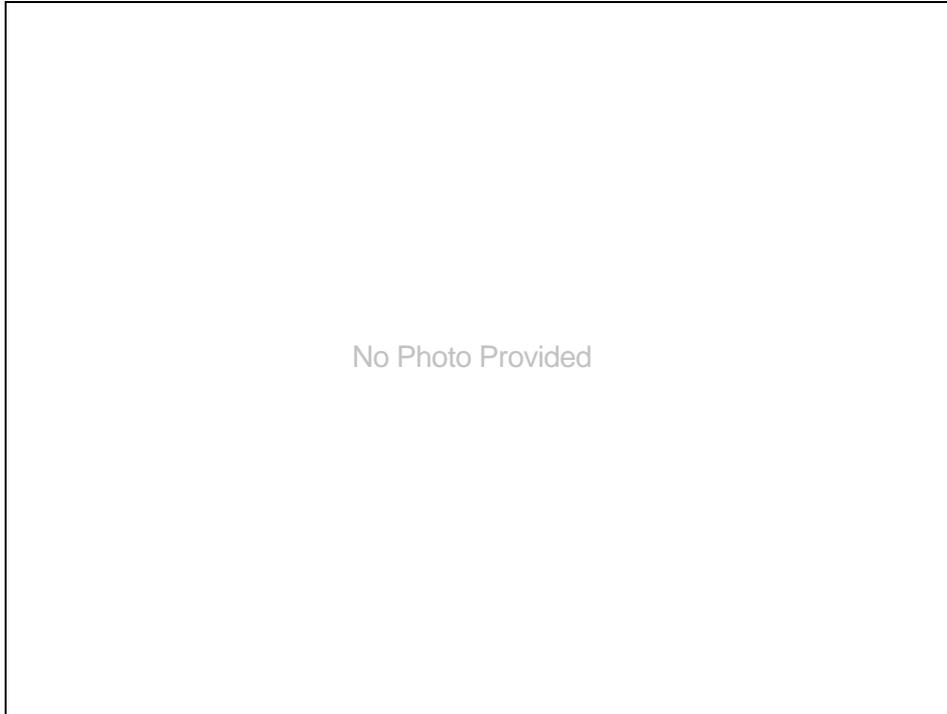
**Parties to Transaction**

Broker: Ryan Travis  
12180 Ridgecrest Rd Victorville, CA

**Notes**

**Sale One Page Report for Land**

33 9172 Taylor Way, Phelan, CA 92371



**Sale Information**

Sale Status: Sold  
Sale Date: 03/06/2014  
Sale Price: \$140,000  
(\$61,674.14/Acre)

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.27 Acres  
APN / Parcel ID: 3038-581-17

**Parties to Transaction**

Seller: OAK HILLS INVESTMENT CO LLC

Buyer: TALAK, JEFFREY A  
11955 Daisy Rd Victorville, CA

**Financing Comments**

Sale involved mortgage financing. Lender identified as OAK HILLS INVESTMENT CO LLC.

**Notes**

No Photo Provided

**Sale Information**

Sale Status: Sold  
Sale Date: 03/05/2014  
Sale Price: \$30,000 (\$6,681.53/Acre)

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 4.49 Acres  
APN / Parcel ID: 3065-081-10

**Parties to Transaction**

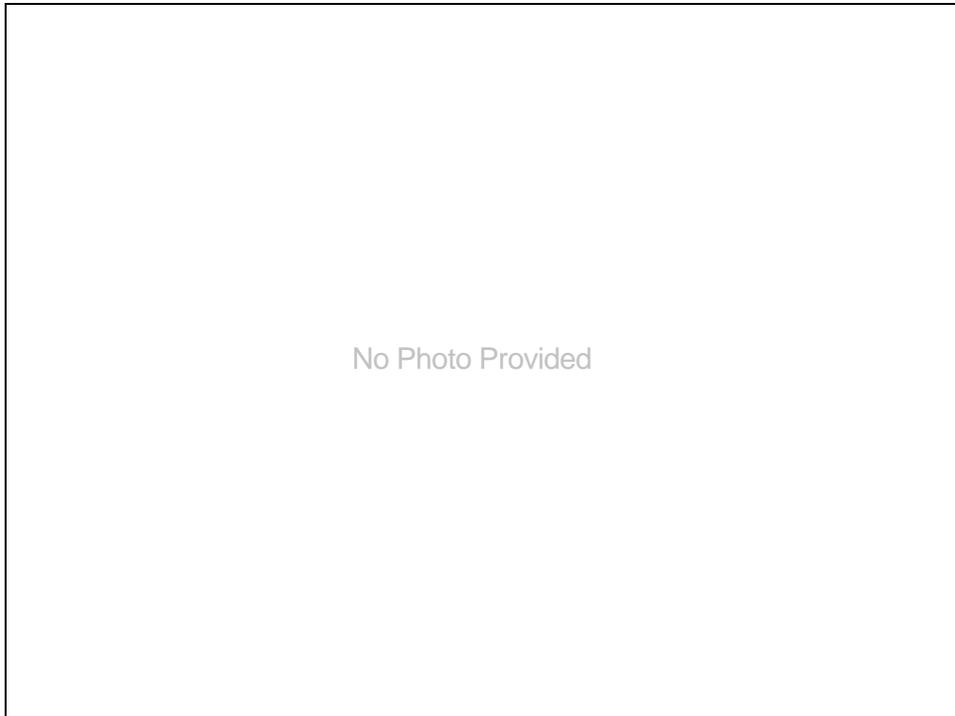
Seller: CANTOR JAMES A  
Buyer: MT PETERSON INC  
44200 Sunset Ter Temecula, CA

**Financing Comments**

Cash Sale.

**Notes**





**Sale Information**

Sale Status: Sold  
Sale Date: 02/13/2014  
Sale Price: \$165,000 (\$33,000/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other (land)  
Lot Size: 5.00 Acres  
APN / Parcel ID: 3091-141-02

---

**Parties to Transaction**

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Seller: BENTOW JEFF                      Buyer: VACATIONLAND LLC  
19223 Colima Rd #10 Rowland Heights, CA

**Financing Comments**

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Cash Sale.

**Notes**

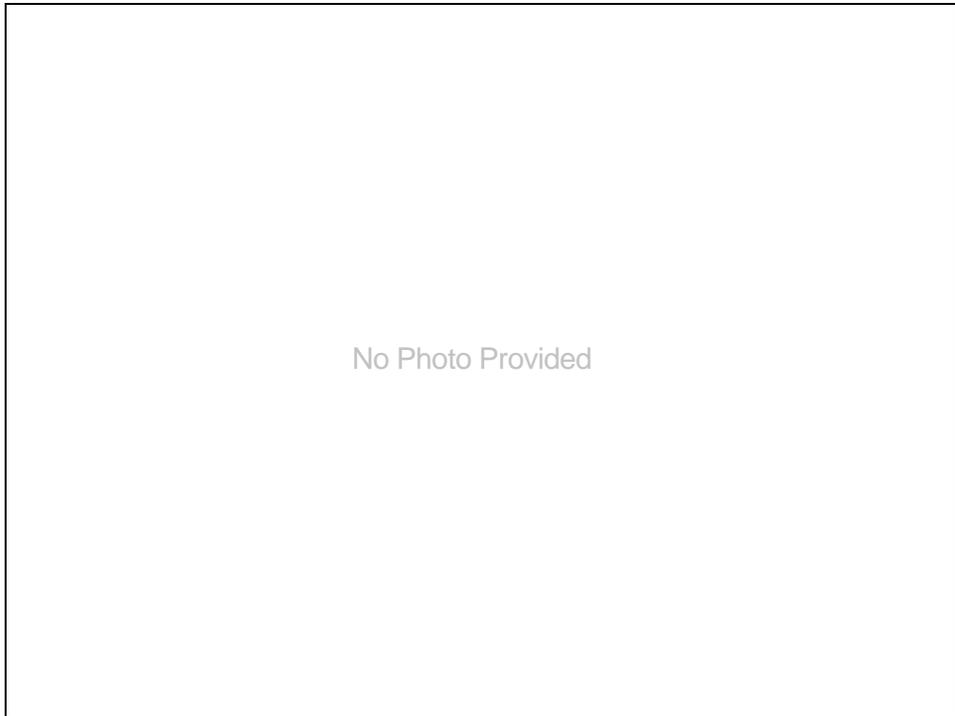
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40 1 Las Piedras Drive, Apple Valley, CA 92308



**Sale Information**

Sale Status: Sold  
Sale Date: 01/15/2014  
Sale Price: \$13,000 (\$2,801.73/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other (land)  
Lot Size: 4.64 Acres  
APN / Parcel ID: 0435-042-06

---

**Parties to Transaction**

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Seller: LUDWIG MARSHALL E                      Buyer: LE, THANH Q  
31111/2 Big Dalton Ave #B Baldwin Park, CA

**Financing Comments**

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Cash Sale.

**Notes**

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**Sale One Page Report for Land**

41 1st Avenue, Hesperia, CA 92345

No Photo Provided

**Sale Information**

Sale Status: Sold  
Sale Date: 03/14/2014  
Sale Price: \$27,500  
(\$22,727.54/Acre)

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 1.21 Acres  
APN / Parcel ID: 0412-053-05

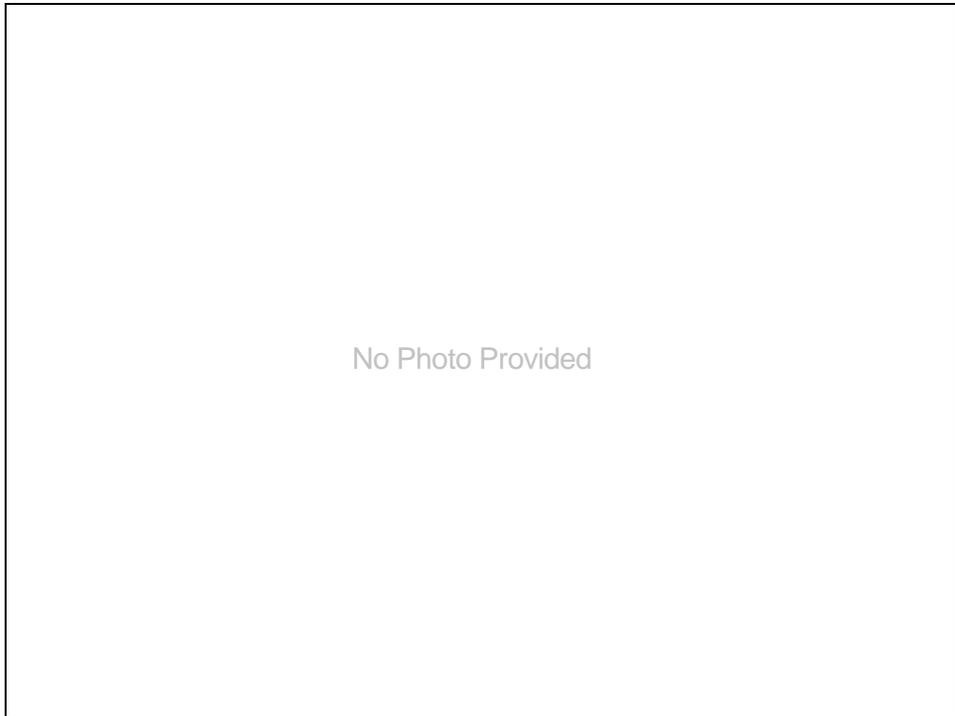
**Parties to Transaction**

Seller: TABYANAN ELAINE M TRUST  
Buyer: PARRA, JUAN D  
27250 Murrieta Rd #188 Sun City, CA

**Financing Comments**

Cash Sale.

**Notes**



**Sale Information**

Sale Status: Sold  
Sale Date: 03/11/2014  
Sale Price: \$55,500  
(\$23,617.02/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.35 Acres  
APN / Parcel ID: 3039-091-04

---

**Parties to Transaction**

---

Seller: BOYD BOB L & JENNIFER

Buyer: GRANADOS, JESUS  
13568 Dellwood Rd Victorville, CA

**Financing Comments**

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Cash Sale.

**Notes**

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No Photo Provided

**Sale Information**

Sale Status: Sold  
Sale Date: 04/16/2014  
Sale Price: \$11,000 (\$4,400/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.50 Acres  
APN / Parcel ID: 0436-021-25

---

**Parties to Transaction**

---

Seller: GLENN B & W LIVING TRUST

Buyer: GAMBRELL, BETTY C  
7720 Walt Williams Rd Lakeland, FL

**Financing Comments**

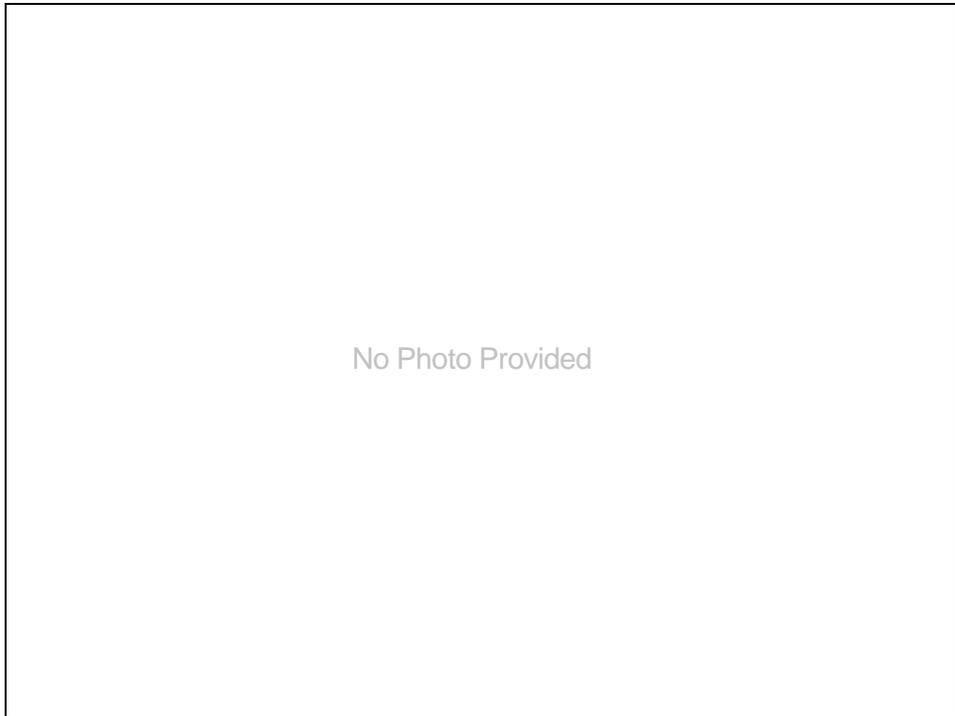
---

Cash Sale.

**Notes**

---

45 12454 Industrial Boulevard, Victorville, CA 92395



**Sale Information**

Sale Status: Sold  
Sale Date: 04/07/2014  
Sale Price: \$279,000  
(\$101,555.44/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.75 Acres  
APN / Parcel ID: 3091-261-28

---

**Parties to Transaction**

Seller: VICTORVILLE CENTER II LTD LLC

Buyer: BSD ENTS INC  
3818 E Coronado St Anaheim, CA

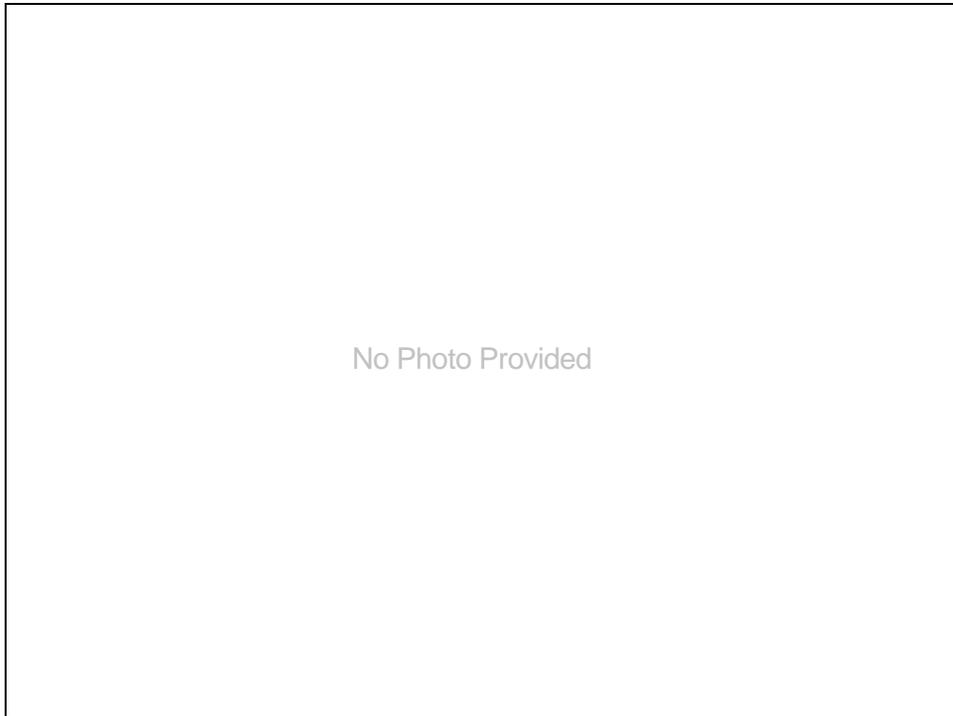
**Financing Comments**

Cash Sale.

**Notes**

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**Sale Information**

Sale Status: Sold  
Sale Date: 03/28/2014  
Sale Price: \$100,000  
(\$26,666.67/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 3.75 Acres  
APN / Parcel ID: 0437-212-25

---

**Parties to Transaction**

---

Seller: PS TRUST                      Buyer: IWB LUXURY PROPERTIES LLC  
3419 Via Lido #627 Newport Beach, CA

**Financing Comments**

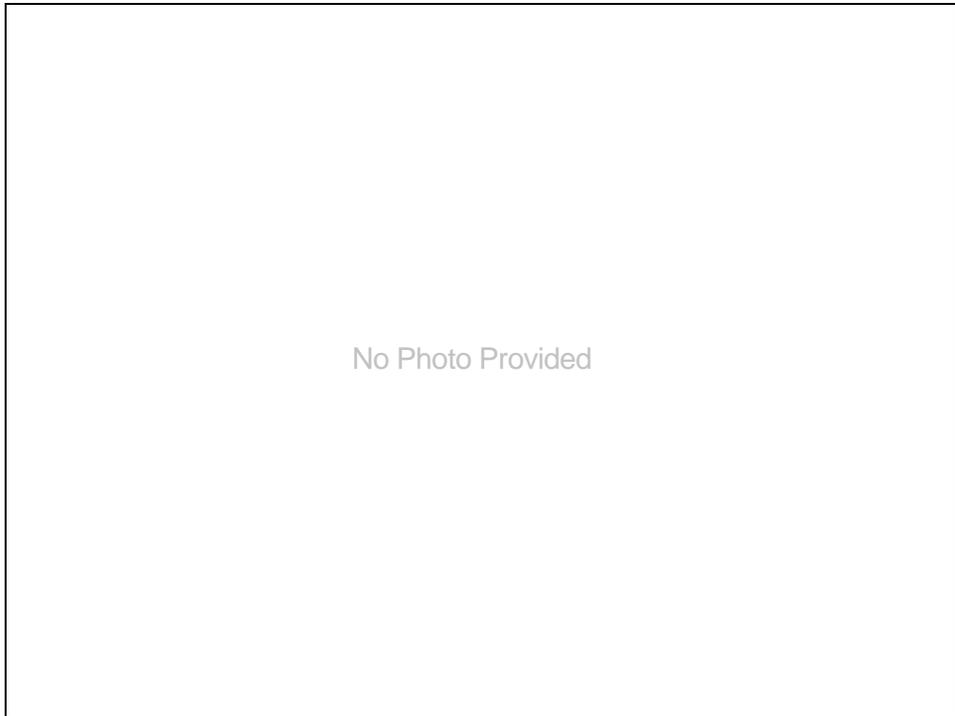
---

Cash Sale.

**Notes**

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**Sale Information**

Sale Status: Sold  
Sale Date: 03/26/2014  
Sale Price: \$50,000  
(\$25,906.67/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 1.93 Acres  
APN / Parcel ID: 3039-121-32

---

**Parties to Transaction**

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Seller: KNOWLES RONALD R & JANET E

Buyer: ESSENTIAL HOME BUILDERS INC  
Po Box 401093 Hesperia, CA

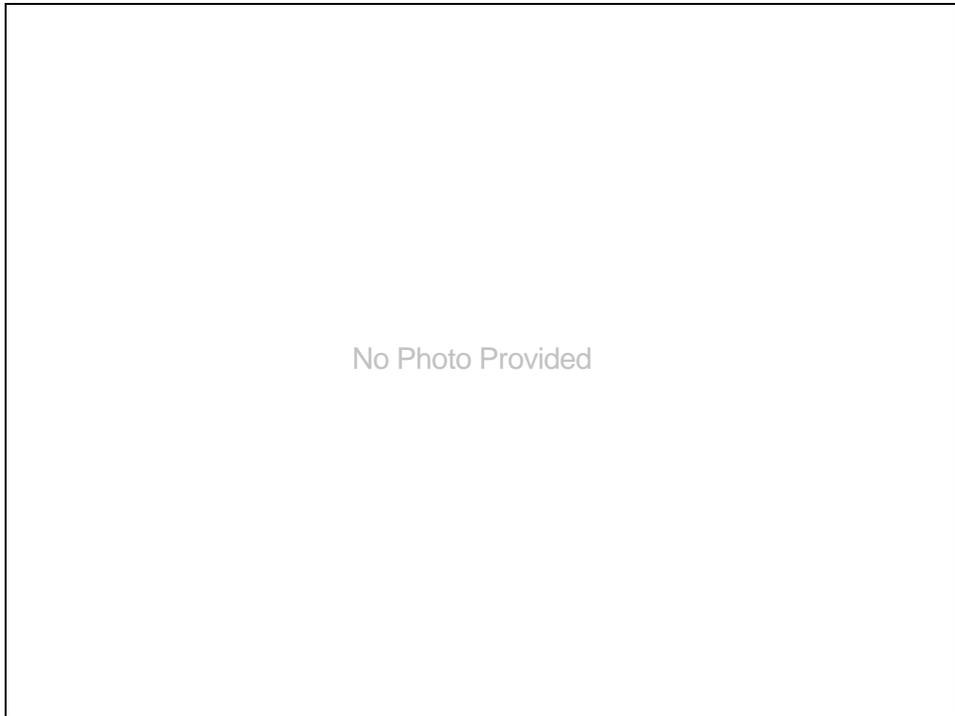
**Financing Comments**

---

Sale involved mortgage financing. Lender identified as CHOICE LNDG CORP.

**Notes**

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**Sale Information**

Sale Status: Sold  
Sale Date: 03/26/2014  
Sale Price: \$50,000  
(\$22,421.47/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 2.23 Acres  
APN / Parcel ID: 3039-121-31

---

**Parties to Transaction**

Seller: KNOWLES RONALD R & JANET E

Buyer: ESSENTIAL HOME BUILDERS INC  
Po Box 401093 Hesperia, CA

**Financing Comments**

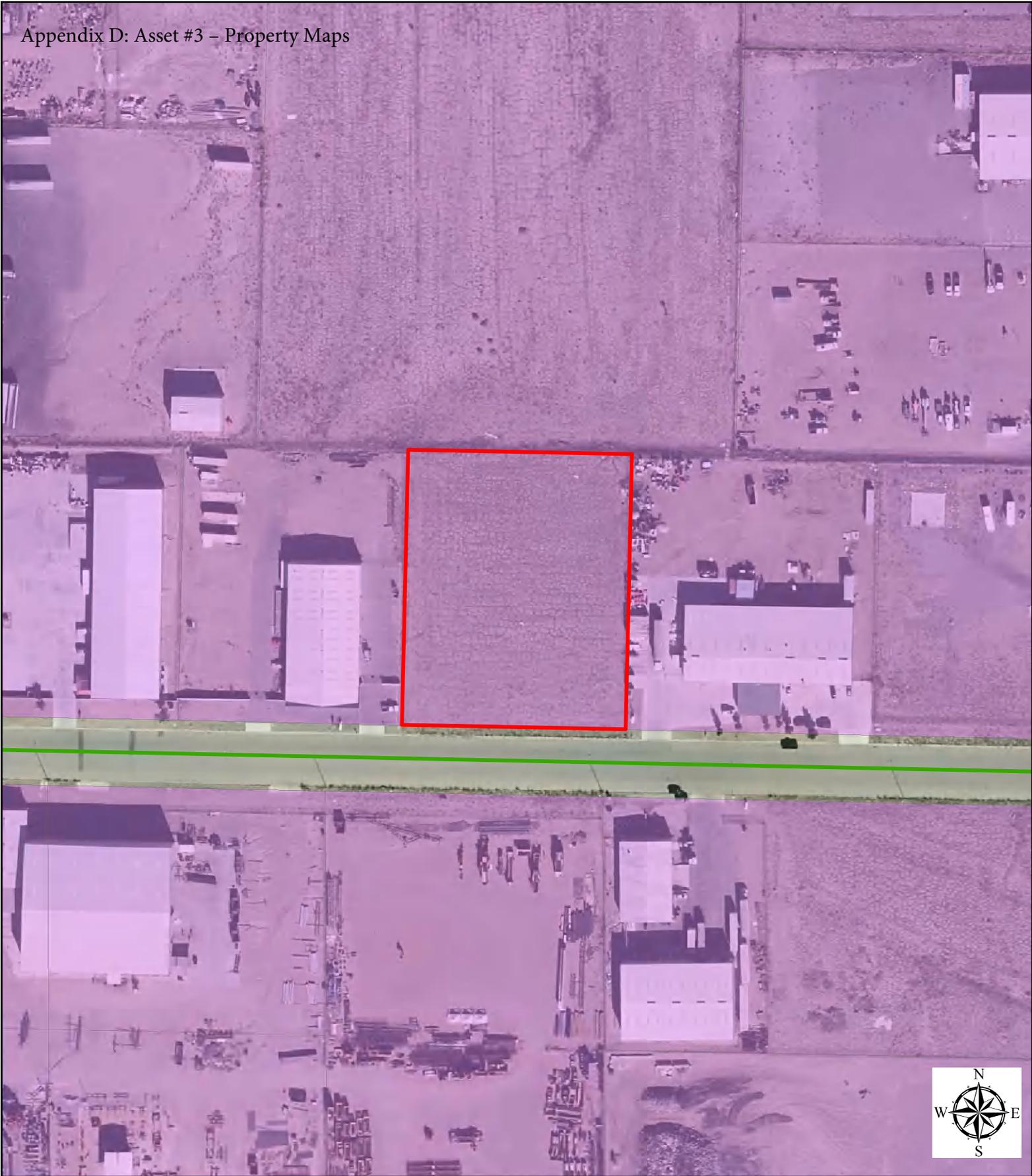
Sale involved mortgage financing. Lender identified as AARON W & MARCIA M CHRISTOFFERSEN.

**Notes**

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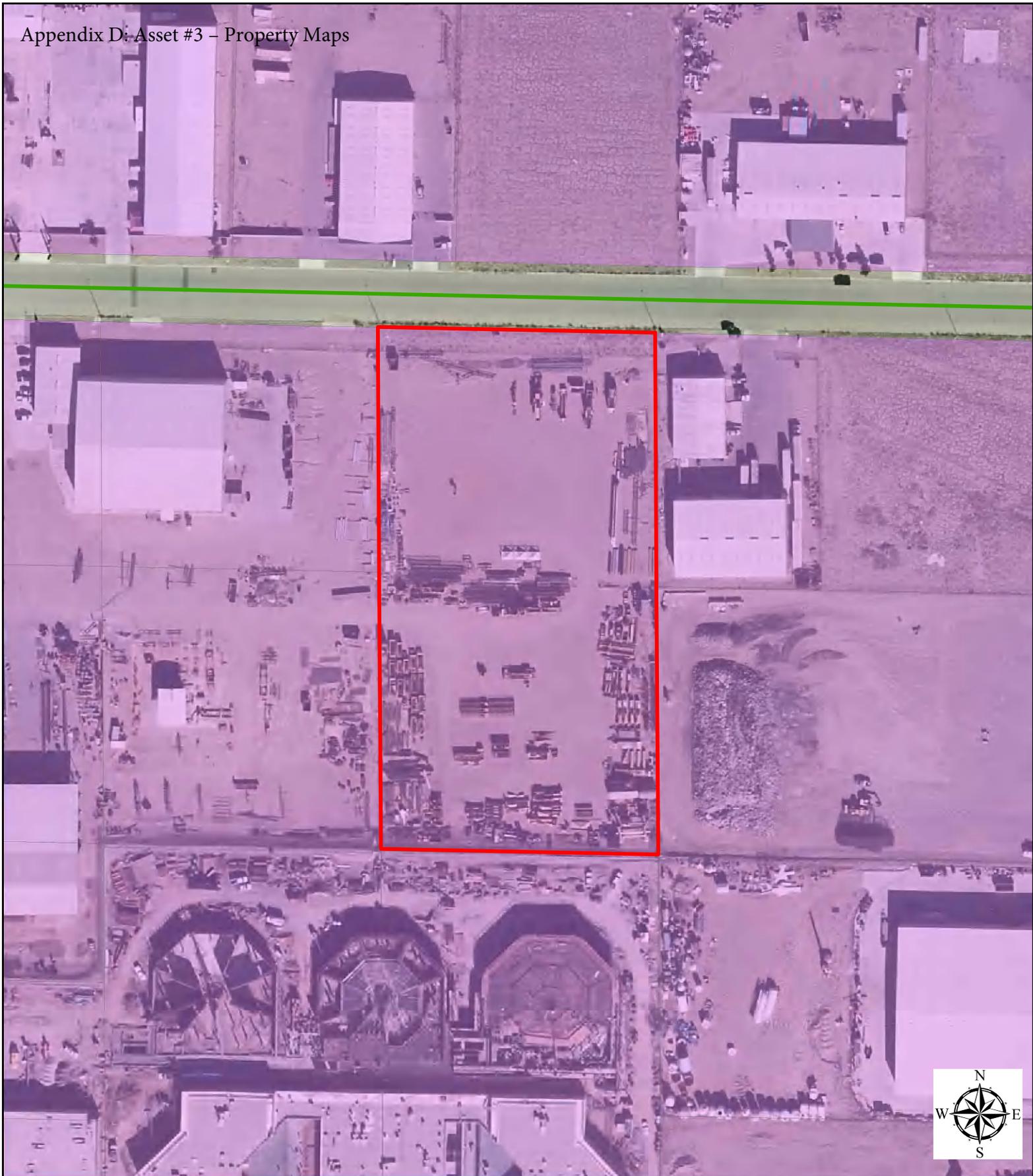
Appendix D: Asset #3 – Property Maps



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312926166	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	2.005745



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312926127	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	4.708635



# Long Range Property Plan

1 in = 300 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
312925114	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	40.32369

Appendix E: Asset #4 – Property Maps



# Long Range Property Plan

1 in = 300 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
045935212	ADELANTO PUBLIC FINANCING AUP O BOX 10		ADELANTO CA	0	0	18.20135

Appendix E: Asset #4 – Property Maps



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
045935210	ADELANTO PUBLIC FINANCING AU	P O BOX 10	ADELANTO CA	0	0	9.219992

Appendix F: Asset #5 – Property Maps



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
045911320	SUCCESSOR AGENCY/DISSOLVED11600 AIR EXPRESSWAY	ADELANTO CA 9		0	0	4.829099

## Sale One Page Report for Land

1 Hwy 18 & Colorado Road, Phelan, CA 92329

No Photo Provided

### Sale Information

Sale Status: Sold  
Sale Date: 03/31/2015  
Sale Price: \$22,500 (\$1,125/Acre)  
Listing Price: \$24,000

### Property Details

Property Type: Land  
Property Sub-type: Commercial/Other  
(land)  
Lot Size: 20.00 Acres

### Property Description

Level 20 Acres just North of Hwy 18.  
Good location just north of Palmdale  
Road. Reduced dn from previous price of  
\$42,000 to \$24,000

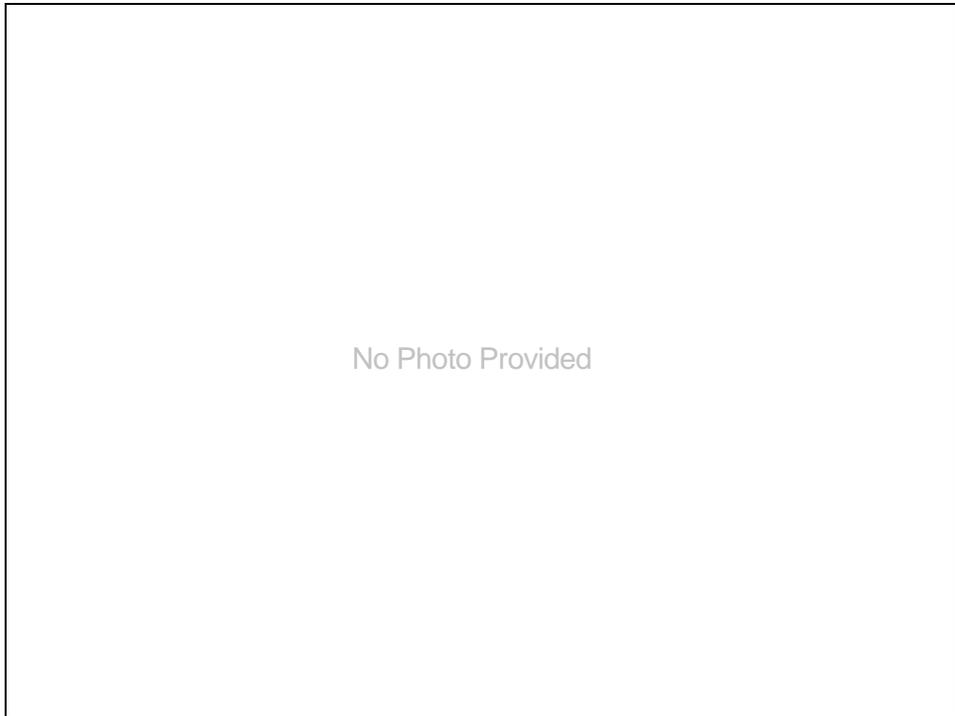
### Parties to Transaction

Broker: Fulton Wright  
18231 Us Highway 18, Suite 1 Apple Valley, CA

### Notes



3 11324 Avenal Street, Oak Hills, CA 92344



**Sale Information**

Sale Status: Sold  
Sale Date: 01/23/2015  
Sale Price: \$57,500 (\$11,500/Acre)

---

**Property Details**

Property Type: Land  
Property Sub-type: Commercial/Other (land)  
Lot Size: 5.00 Acres  
APN / Parcel ID: 3064-331-05

---

**Parties to Transaction**

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Seller: QUICK IRLINE LIVING TRUST

Buyer: PERKINS, DUDLEY  
14924 Brucite Rd Victorville, CA

**Financing Comments**

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Cash Sale.

**Notes**

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**Sale Information**

Sale Status: Sold  
 Sale Date: 12/31/2014  
 Sale Price: \$275,000  
 (\$18,333.33/Acre)  
 Listing Price: \$299,900

---

**Property Details**

Property Type: Land  
 Property Sub-type: Commercial/Other  
 (land)  
 Lot Size: 15.00 Acres

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**Property Description**

Awesome opportunity on this unique high density residential and Commercial property. Two parcels 3066-221-32-000 is zoned RM - allows up to 6 units per acre! Endless possibilities for multiple homes - already has 1 meter on the property. This walking distance to town and schools! Perfect zoning for buyers who want the rural atmosphere and not the up keep of the larger lots. Awesome view of the valley and the mountains. Parcel 3066-221-33-000 is zoned General Commercial and also has a meter! That's a savings of \$20,000 just for the meters. This is a developers dream! The last 5 photos are showing the surrounding community and it's potential. Things are happening!

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**Parties to Transaction**


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Broker: Carolyn McNamara  
 3936 Phelan Road Suite B14 Phelan, CA

**Notes**

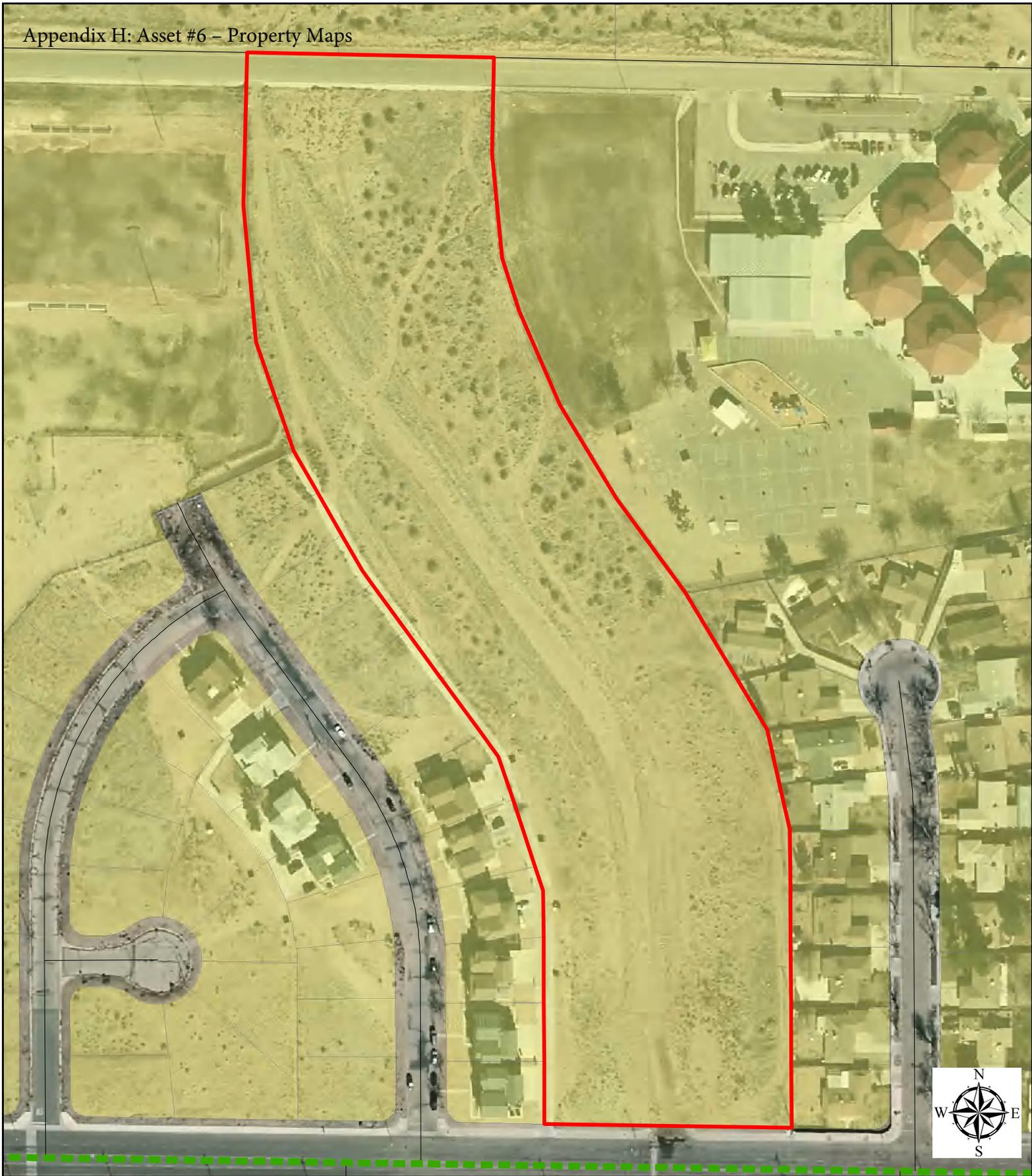

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Appendix H: Asset #6 – Property Maps



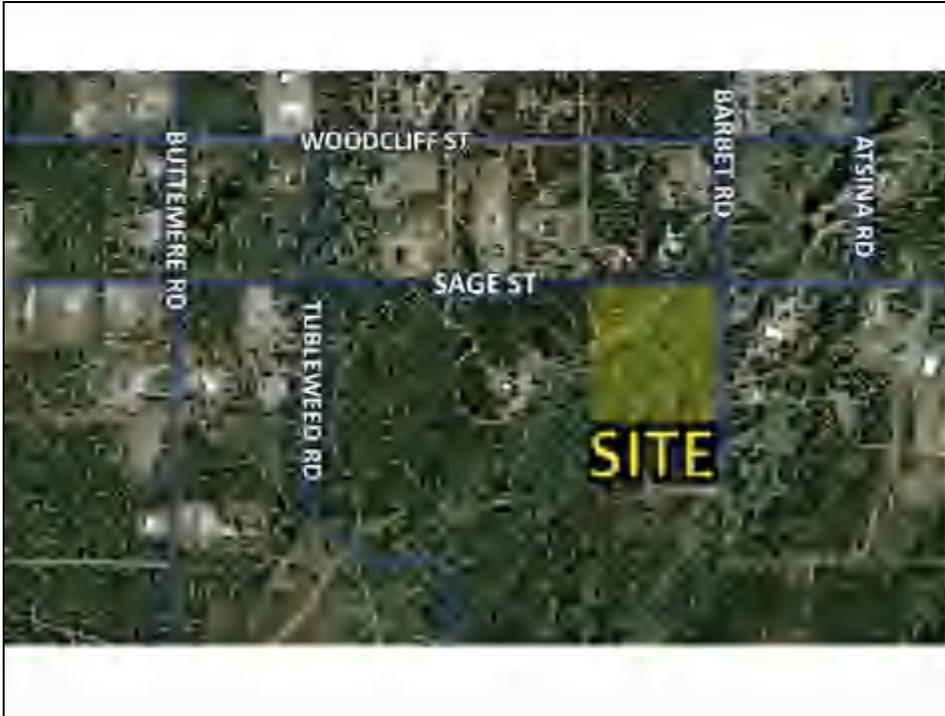
Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
045913325	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	9.398735

**Sale One Page Report for Land**

1 Sage St, Phelan, CA 92371



**Sale Information**

Sale Status: Sold  
 Sale Date: 03/16/2015  
 Sale Price: \$45,000  
 (\$4,500/Acre)  
 Listing Price: \$49,500  
 Estimated days on LoopNet Marketplace: 98

**Property Details**

Property Type: Land  
 Property Sub-type: Residential (land)  
 Lot Size: 10.00 Acres

**Property Description**

±10 Acres of land located at the intersection of Sage Rd and Barbet Rd. This property is just south of Phelan Rd, and within close proximity of Highway 138, Highway 359, and the I-15 Freeway. This prime land is located in the remote section of Phelan--perfect for those who enjoy having little to no distractions--while still offering quick and convenient access to shopping, with stores such as Super Target, Super Walmart, Stater Brothers, GNC, Ross, Marshalls, Pier 1 Imports, Jo-Anna's Linens, Juice It up, Farmer Boys, and Five Guys. This Property is located in the distinguished and exclusive Snowline School District, which is currently ranked as being one of the top school districts in California. Location is zoned RL-Rural Living, and offers a spectacular view of the adjacent Mount Baldy and Wrightwood, as well as convenient access to Mountain High Ski and Snowboard Resort which offers a Tubing Park for children.

**Parties to Transaction**

Broker: Mehdi Mostaedi  
 15500 W Sand St Victorville, CA

**Notes**



### Sale Information

Sale Status:	Sold
Sale Date:	01/15/2015
Sale Price:	\$18,100 (\$1,810/Acre)
Listing Price:	\$69,990
Estimated days on LoopNet Marketplace:	153

### Property Details

Property Type:	Land
Property Sub-type:	Residential (land)
Lot Size:	10.00 Acres
APN / Parcel ID:	0436-144-08

### Property Description

Have you ever thought about building a gorgeous unique custom dream home or your private ranch that has panoramic view in a national park like setting with your own private mountain, hiking trails, canyon and cove? Power is right on the property. There is a huge Ranch house estate right east of this land. Very Peaceful and secluded area for ultimate privacy. Premiere lot in North East Apple Valley sitting right up against the Granite Mountains. Spectacular view of San Gabriel Mountain, Big Bear Mountain, entire valley and breath taking city lights view in the night. This is a perfect land to build your dream custom estate or a ranch. Sits on the base of mountains, and very close to Hwy 18. Under San Bernardino county and zoned - RL (rural living) with lots flexibility on building codes. MOTIVATED SELLER WILL LOOK AT ALL REASONABLE OFFERS AND MAY DO SELLER FINANCING WITH LARGER DOWN PAYMENT!! Make an offer today!!

### Parties to Transaction

Seller: FUNDER RANDY W

Buyer: ROYAL BENGAL LLC  
19153 Town Center Dr #105 Apple Valley, CA

Broker: Mohammad Alam  
19153 Town Center Dr. Ste. 105 Apple Valley, CA

### Financing Comments

Cash Sale.

### Notes



**Sale Information**

Sale Status: Sold  
Sale Date: 12/05/2014  
Sale Price: \$50,000  
(\$5,000/Acre)  
Listing Price: \$50,000  
Estimated days on LoopNet Marketplace: 122

**Property Details**

Property Type: Land  
Property Sub-type: Residential (land)  
Lot Size: 10.00 Acres

**Property Description**

Huge price reduction! 10 Acres of vacant land in Apple Valley. Zoned Estate Residential allowing for 1du/1 to 2.5 gross acres. This 10 acre parcel lies just South East of Apple Valley High School and just South West of the Ultra Star Theater on the corner of Central and Bear Valley Rd.

**Parties to Transaction**

Broker: Michael Erskine  
18231 Us Highway 18 Ste. 1 Apple Valley, CA

**Notes**



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
045918223	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	0.750221



# Long Range Property Plan

1 in = 150 feet

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE	LAND_VALUE	IMPR_VALUE	Shape_Area
045918202	SUCCESSOR AGENCY/DISSOLVED	11600 AIR EXPRESSWAY	ADELANTO CA 9	0	0	1.153162