

RESOLUTION NO. OB 2015-03

A RESOLUTION OF THE OVERSIGHT BOARD (OB) OF THE SUCCESSOR AGENCY (SA) TO THE FORMER HESPERIA COMMUNITY REDEVELOPMENT AGENCY (AGENCY): (I) APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN (A-LRPMP) PREPARED PURSUANT TO HEALTH & SAFETY CODE §34191.5; (II) AUTHORIZING THE ECONOMIC DEVELOPMENT DIRECTOR AS SUCCESSOR AGENCY ADMINISTRATOR TO MAKE ANY NECESSARY AMENDMENTS TO THE A-LRPMP AS DIRECTED BY THE OVERSIGHT BOARD OR DOF; (III) AUTHORIZING THE SUBMITTAL OF THE OVERSIGHT BOARD-APPROVED A-LRPMP TO THE CALIFORNIA DEPARTMENT OF FINANCE (DOF); AND (IV) DIRECTING THE SA TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE A-LRPMP ONCE APPROVED BY THE DOF

WHEREAS, on June 28, 2011 Governor Jerry Brown signed into law ABx1 26 (Law) which abolished redevelopment in California and set forth the "winding down" procedures for redevelopment agencies, the designation of successor entities, and oversight boards; and

WHEREAS, in compliance with H&SC §34189(a), on June 27, 2012 Governor Jerry Brown signed into law AB 1484, the "Redevelopment Trailer Bill," which contained "clean-up" and amendatory language to the Law, specifically directives related to disposition of real properties owned by the former HCRA; and

WHEREAS, the City of Hesperia (City), is a municipal corporation duly organized under the laws and Constitution of the State of California; and

WHEREAS, the City, pursuant to Resolution Nos. 2011-021 & 2011-027, elected to serve as the Successor Agency (SA) of the Hesperia Community Redevelopment Agency (HCRA) and its pro-rata share of VVEDA, respectively; and

WHEREAS, Pursuant to H&SC §34179.7 the SA has completed all of the statutory requirements necessary to receive a Finding of Completion (FoC) from the Department of Finance (DOF); and

WHEREAS, the DOF issued a FoC to the SA on November 14, 2013 enabling the SA to take advantage of certain "Postcompliance Provisions" set forth in Health & Safety Code, Division 24, Part 1.85, Chapter 9 commencing with §34191.1; and

WHEREAS, H&SC 34191.5(b) requires each successor agency to prepare a LRPMP and submit it to both the OB and DOF for approval within six months of receiving a FoC; and

WHEREAS, H&SC 34191.5(c) dictates the required specific data points that are to be reported on all properties and interests in real property contained in the LRPMP as well as the proposed use and disposition of the real property; and

WHEREAS, the SA and OB reviewed and approved the LRPMP on April 1, 2014 and April 17, 2014, respectively; and

WHEREAS, the SA submitted the LRPMP to the DOF on April 21, 2014 commencing the DOF's review and approval process; and

WHEREAS, during the intervening period (April 21, 2014 to present) the SA has presented documentation to support its proposed disposition position to the DOF; and

WHEREAS, on December 23, 2014 the DOF completed its preliminary review of the LRPMP and provided comments and recommendations to the SA to be incorporated into an Amended LRPMP (A-LRPMP) that would be reviewed and ultimately approved by DOF Management; and

WHEREAS, the SA has incorporated the DOF's recommendations into the A-LRPMP which was approved by the SA on February 3, 2015 and it is now being presented to the OB for consideration and approval; and

WHEREAS, upon approval of the LRPMP all real property and interest in real property identified in H&SC §34179.5(c)(5)(C) shall be transferred to the Community Redevelopment Property Trust Fund of the successor agency upon the DOF's approval of the LRPMP unless that property is subject to the requirements of any existing enforceable obligation; and

WHEREAS, all noticing and other legal prerequisites to the adoption of this Resolution have occurred.

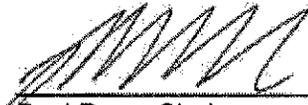
NOW THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER HESPERIA COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

- Section 1. The Oversight Board (OB) hereby finds that all of the facts set forth in this Resolution are true and correct and are incorporated herein by reference.
- Section 2. The OB hereby approves the Amended LRPMP (A-LRPMP) as presented in "Exhibit A" and authorizes and directs that it be forwarded to the DOF for review and final approval.
- Section 3. The OB hereby designates the Economic Development Director (EDD) or his designee as the official to whom which the DOF may contact pursuant to OB actions and authorizes the EDD to provide the DOF with the information requested. The EDD is authorized to meet and confer, on behalf of the OB to resolve any issues pertaining to the LRPMP.
- Section 4. Should the DOF determine that the action herein requires reconsideration, the EDD, on behalf of the OB is hereby authorized, in his sole and absolute discretion to determine whether the DOF's request mandates OB action or can be addressed administratively by the OB with the caveat that such action be: (i) within the scope of the OB; (ii) financially or administratively

immaterial; and (iii) generally or specifically authorized by ABx1 26 or AB 1484.

- Section 5. The EDD, or his designee(s) are hereby authorized, on behalf of the OB, to implement and administer the OB's obligations, responsibilities, and duties set forth herein including executing all documents necessary and appropriate, including contracts and amendments thereto, agreements and amendments thereto, deeds and assignment agreements to carry out and implement this Resolution.
- Section 6. The OB authorizes staff to make minor, non-substantive revisions or corrections to the staff report, this resolution, and any accompanying documents including the A-LRPMP without further review and approval so long as such changes do not materially alter the intent and/or direction provided. Furthermore, the EDD is authorized to make any OB directed changes to the A-LRPMP as necessary prior to submission to the DOF.
- Section 7. The EDD is hereby authorized to remove properties from the A-LRPMP or change the disposition methods if directed by DOF as a condition precedent to securing DOF's approval of the A-LRPMP.
- Section 8. The creation of the Community Redevelopment Property Trust Fund (CRPTF) is hereby directed and upon approval of the A-LRPMP the SA shall transfer the appropriate real property into the CRPTF unless its use and disposition is otherwise dictated in the A-LRPMP. The SA shall immediately transfer any "governmental use" properties to the appropriate agency or entity including the City of Hesperia.
- Section 9. This activity is not a "project" and therefore exempt from CEQA pursuant to State CEQA Guidelines 15060(c)(3).
- Section 10. If any section, sentence, clause or phrase of this Resolution is determined to be invalid, void or unconstitutional by a decision or order of a court of competent jurisdiction, such decision or order shall not affect the validity or enforceability of the remaining portions of this Resolution, and this OB hereby declares that it would have passed the remainder of this Resolution if such invalid portion thereof had been declared invalid or unconstitutional.
- Section 11. The Chair of the OB is hereby authorized to execute this Resolution on behalf of the Oversight Board and the Secretary to the Board shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions of the OB.
- Section 12. That the OB authorizes and directs the SA to electronically forward this Resolution No. OB 2015-03 to the DOF immediately for the purpose of initiating the DOF's five business-day review period and should no review be requested by the DOF within that period the approval of this resolution of the OB shall be deemed effective, final and conclusive pursuant to H&SC §34179(h).

ADOPTED AND APPROVED this 9th day of February 2015.



Paul Russ, Chair

ATTEST:



Howell DiCarlo, Secretary to the Board

RESOLUTION NO. OB 2014-11

A RESOLUTION OF THE OVERSIGHT BOARD (OB) OF THE SUCCESSOR AGENCY TO THE FORMER HESPERIA COMMUNITY REDEVELOPMENT AGENCY (AGENCY), APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Hesperia (City), is a municipal corporation duly organized under the laws and Constitution of the State of California; and

WHEREAS, on June 28, 2011 Governor Jerry Brown signed into law ABx1 26 (Law) which abolished redevelopment in California and set forth the "winding down" procedures for redevelopment agencies, the designation of successor entities, and oversight boards; and

WHEREAS, in compliance with H&SC §34189(a), on June 27, 2012 Governor Jerry Brown signed into law AB 1484, the "Redevelopment Trailer Bill," which contained "clean-up" and amendatory language to the Law, specifically directives related to disposition of real properties owned by the former HCRA; and

WHEREAS, the City, pursuant to Resolution Nos. 2011-021 & 2011-027, elected to serve as the Successor Agency (SA) of the Hesperia Community Redevelopment Agency (HCRA) and its pro-rata share of VVEDA, respectively; and

WHEREAS, an oversight board (OB) of the SA has been formed and is functioning in accordance with H&SC §34179; and

WHEREAS, Pursuant to H&SC §34179.7 the SA has completed all of the statutory requirements necessary to receive a Finding of Completion (FoC) from the Department of Finance (DOF); and

WHEREAS, the DOF issued a FoC to the SA on November 14, 2013 enabling the SA to take advantage of certain "Postcompliance Provisions" set forth in Health & Safety Code, Division 24, Part 1.85, Chapter 9 commencing with §34191.1; and

WHEREAS, H&SC 34191.5(b) requires each successor agency to prepare a Long Range Property Management Plan (LRPMP) listing all of the real property identified in H&SC §34179.5(c)(5)(C) and submit it to both the OB and DOF for approval within six months of receiving a FoC; and

WHEREAS, H&SC 34191.5(c) dictates the required specific data points that are to be reported on all properties and interests in real property contained in the LRPMP as well as the proposed use and disposition of the real property; and

WHEREAS, pursuant to H&SC §34191.5, the SA has prepared and on April 1, 2014 approved the LRPMP; and

LRPMP and this Resolution. Notwithstanding the foregoing, the Mayor and/or City Manager shall execute any agreements, contracts, deeds, etc., as set forth in City policy and ordinances, its Municipal Code, Government Code, etc.

- Section 6. The Mayor, City Manager, EDD, and/or their designee(s) are hereby authorized to implement and administer the SA's and OB's obligations, responsibilities, and duties set forth herein including executing all documents necessary and appropriate, including contracts and amendments thereto, agreements and amendments thereto, deeds and assignment agreements to carry out and implement this Resolution subject to express authority set forth in City policy and ordinances, its Municipal Code, Government Code, etc.
- Section 7. The OB authorizes staff to make minor, non-substantive revisions or corrections to the staff report, this resolution, and any accompanying documents including the LRPMP without further review and approval so long as such changes do not materially alter the intent and/or direction provided.
- Section 8. The Community Redevelopment Property Trust Fund (CRPTF) is hereby created and the SA is authorized, upon approval of the LRPMP, to transfer the appropriate real property and real property security interests into the CRPTF unless its use, disposition or transfer is otherwise dictated in the LRPMP.
- Section 9. The SA is hereby directed, upon approval of the LRPMP to transfer real property and real property security interests dedicated for a governmental purpose pursuant to H&SC §34181(a) and for projects identified in an approved redevelopment plan as allowed by H&SC §34191.5(c)(2)(A) to the City of Hesperia.
- Section 10. This activity is not a "project" and therefore exempt from CEQA pursuant to State CEQA Guidelines 15060(c)(3).
- Section 11. If any section, sentence, clause or phrase of this Resolution is determined to be invalid, void or unconstitutional by a decision or order of a court of competent jurisdiction, such decision or order shall not affect the validity or enforceability of the remaining portions of this Resolution, and this OB hereby declares that it would have passed the remainder of this Resolution if such invalid portion thereof had been declared invalid or unconstitutional.
- Section 12. The Chair of the Oversight Board is hereby authorized to execute this Resolution on behalf of the Oversight Board and this Resolution.
- Section 13. That the Oversight Board authorizes and directs the SA to electronically forward this Resolution No. OB 2014-11 to the DOF immediately for the purpose of initiating the DOF's five business-day review period and should no review be requested by the DOF within that period the approval of this

Exhibit A
Long Range Property Management Plan

No.	HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		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)	HSC 34191.5 (c)(2)			
	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purchased with Bond Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity	Property Type	Permissible Use	Permissible Use Detail
Real Property																							
1	09/03/09	\$ 601,184	\$ 42,907	Estimated Price Opinion (EPO)	01/01/14	0	N/A	Governmental Recreational - See attached detail	US395/Sultana	3064-551-01	3.94 Ac	Rural Estate Residential	\$ 42,907	\$5k per month until Jan 2016	Interim use as OHV Park. Hesperia Police Department uses facility for training.	None Known	None	N/A	None	Park	Governmental Use	Recreation Open Space. Redevelopment Plan §243 allows "Interim Uses"	
2			\$ 42,907							3064-551-02	3.94 Ac	Rural Estate Residential	\$ 42,907										
3			\$ 71,439							3064-551-03	3.94 Ac	1/3 Rural Estate Residential 2/3 Reg Com'l	\$ 71,439										
4			\$ 81,022							3064-551-04	3.72 Ac	Reg Com'l	\$ 81,022										
5			\$ 78,408							3064-551-06	4.0 Ac	Estate Res 4/5 Reg Com'l	\$ 78,408										
6			\$ 84,071							3064-551-07	3.86 Ac	Reg Com'l	\$ 84,071										
7			\$ 772,155							3064-551-08	47.27 Ac	Estate Res 1/2 Reg Com'l	\$ 772,155										
8			\$ 103,455							3064-551-06	4.75 Ac	Com'l Ind Bus Park	\$ 103,455										
9	01/30/09	\$ 451,932	0	Public Use - Not Buildable	01/01/14	07 Ser A	0	N/A	Right-of-Way Construction of Rancho Road Underpass	16333 Rancho Rd	0397-171-02	10 Ac	Single Family Residential	0	0	N/A	None Known	None	N/A	Rancho Rd. undercrossing	Roadway/Walkway	Governmental Use	Public Road, Floodway & Open Space
10	05/21/10	\$ 1,584,332	0	Successor Agency does not own underlying water rights. Majority of land cannot be developed as it is in floodway. But for former RDA's purchase the course was to be closed by former private owner. Land	01/01/14	07 TAB Ser A	N/A	N/A	Recreation, Park & Open Space Protection.	17970 Bangor	0398-242-11	55.04 Ac	Floodway	0	None	Operating Agreement dedicates all revenues to operator for O&M. No residual income flows to the Successor Agency	Phase I indicated that an underground fuel tank was removed.	None	N/A	Recreational semi-private golf course. SFR development opportunity vested with seller. 10 year lease for \$0 for driving range.	Other	Governmental Use	Recreation & Preservation of Open Space
11											0398-251-31	7.64 Ac											
12											0398-282-30	11.32 Ac											
13											0398-251-28	74.09 Ac											
14											0398-281-18	48.5 Ac											
15	05/14/08	\$ 377,654	\$ 198,198	EPO	01/01/14	05 Ser A	0	N/A	Right-of-Way: Realignment of Mariposa Road to connect with extended Escondido Avenue - Redevelopment Plan §344	Mariposa & Live Oak	0405-072-46	1.82 Ac	Regional Commercial	\$ 198,198	0	N/A	None Known	None	N/A	None	Vacant Lot/Land	Governmental Use	Public Road
16	09/11/06	\$ 821,331	\$ 409,464	EPO	01/01/14	05 Ser A	0	N/A	Right-of-Way: Construction of Mojave Interchange - Redevelopment Plan §344	Mariposa & Mojave	0405-331-27	3.76 Ac	Regional Commercial	\$ 409,464	0	N/A	None Known	None	N/A	None	Vacant Lot/Land	Governmental Use	Public Road
17	01/11/07	\$ 1,033,954	\$ 226,512	Appraisal	8/19/2013	05 Ser A	0	N/A	Economic Development - Implementation Plan 2005-2009: Goal 1, Objective 1.5 "Promote City Downtown Revitalization..."	9th & Juniper	0407-261-03	1.3	Pedestrian Commercial	\$ 226,512	0	N/A	Phase I reflects no environmental issues	None	N/A	LOI with private developer (R&R Development) dated 8/26/2013. Intend to acquire and construct fitness club	Vacant Lot/Land	Sale of Property	Sale to Private Developer. Sale proceeds to retire approved Enforceable Obligations
18			\$ 209,088								0407-261-04	1.2		\$ 209,088									
19	10/17/08	\$ 701,280	0	EPO	01/01/14	07 Ser A	0	N/A	Inlet Basin for H-01 Storm Drainage Line. CO 7087	Main/Hickory	0408-182-07	1.81 Ac	Office Commercial	0	0	N/A	NHD - 2 LUSTs (category B) w/in 1/8 - 1/2 mile	None	N/A	Drainage Easement Developed with Inlet Basin	Vacant Lot/Land	Governmental Use	Drainage Easement

No.	HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY			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)	HSC 34191.5 (c)(2)			
	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purchased with Bond Proceeds	Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Address	APN #	Lot Size		Current Zoning	Estimate of Current Parcel Value		Estimate of Income	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site		Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity	Property Type
20	07/08/08	\$ 1,051,700	\$ 229,343	EPO	01/01/14	07 Ser A 07 Ser B	0	N/A		Mauna Loa/G	0410-021-13	7.02 Ac	General Industrial	\$ 229,343	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Governmental Use	Easement. Required by EDA Grant for construction of project. EDA Covenants recorded against property. Title may not be alienated or property sold without EDA approval. Excerpted from U.S. Department of Commerce Economic Development Administration "Standard Terms and Conditions for Construction Projects" - (October 2007).		
21			\$ 130,027								0410-021-28	3.98 Ac		\$ 130,027											
22	12/11/09	\$ 270,756	\$ 89,843	EPO	01/01/14	07 Ser B	0	N/A		Mauna Loa/G	0410-021-34	2.75 Ac	General Industrial	\$ 89,843	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Governmental Use			
23	06/16/09	\$ 300,542	\$ 89,843	EPO	01/01/14	07 Ser B	0	N/A		Mauna Loa/G	0410-021-38	2.75 Ac	General Industrial	\$ 89,843	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Governmental Use			
24	12/30/08	\$ 1,051,373	\$ 359,370	EPO	01/01/14	07 Ser A 07 Ser B	0	N/A		Mojave/E	0410-031-06	11 Ac	General Industrial	\$ 359,370	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Governmental Use			
25	04/13/09	\$ 301,006	\$ 179,685	EPO	01/01/14	07 Ser B	0	N/A		Mojave/G	0410-032-01	5.5 Ac	General Industrial	\$ 179,685	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Governmental Use			
26	12/30/08	\$ 901,237	\$ 359,370	EPO	01/01/14	07 Ser A 07 Ser B	0	N/A		Mojave/E	0410-031-03	11 Ac	General Industrial	\$ 359,370	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Sale of Property			
27	12/06/06	\$ 14,525	\$ 8,168	EPO	01/01/14	06 Ser A	0	N/A	Easement for rail lead track project in support of Economic Development. Supports Goal 1, Objective 1.3 in the 2005-09 Implementation Plan. Also authorized by §344 (Public Improvements) of the Redevelopment Plan. Bond Indenture authorized real property acquisition for infrastructure.	Hercules/E	0410-061-11	.25 Ac	General Industrial	\$ 8,168	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Sale of Property			
28			\$ 163,350	EPO								0410-061-03	5 Ac	General Industrial	\$ 163,350										Proceeds of sale will be utilized to pay off approved enforceable obligations
29			\$ 163,350	EPO								0410-061-04	5 Ac		\$ 163,350										
30			\$ 342,382	EPO								0410-061-06	10.48 Ac		\$ 342,382										
31			\$ 80,042	EPO								0410-071-25	2.45 Ac		\$ 80,042										
32			\$ 80,042	EPO								0410-071-26	2.45 Ac		\$ 80,042										
33			\$ 163,350	EPO								0410-061-01	5 Ac		\$ 163,350										
34	03/28/08	\$ 3,631,487	\$ 32,670	EPO	01/01/14	07 Ser A 05 Ser A	0	N/A			Mojave & E	0410-061-02	1 Ac	General Industrial	\$ 32,670	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Governmental Use	Easement. Required by EDA Grant for construction of project. EDA Covenants recorded against property. Title may not be alienated or property sold without EDA approval. Excerpted from U.S. Department of Commerce Economic Development Administration "Standard Terms and Conditions for Construction Projects" - (October 2007).	
35			\$ 342,382	EPO								0410-061-07	10.48 Ac		\$ 342,382										
36			\$ 81,348	EPO								0410-071-06	2.49 Ac		\$ 81,348										
37			\$ 81,348	EPO								0410-071-07	2.49 Ac		\$ 81,348										
38	04/08/09	\$ 275,972	\$ 89,189	EPO	01/01/14	07 PA1 Ser B	0	N/A		Mojave/G	0410-062-08	2.73 Ac	General Industrial	\$ 89,189	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Governmental Use			

No.	HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY			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)	HSC 34191.5 (c)(2)		
	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purchased with Bond Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity	Property Type	Permissible Use	Permissible Use Detail
39	10/09/09	\$ 297,919	\$ 88,209	EPO	01/01/14	07 Ser B	0	N/A		Mauna Loa/Hercules	0410-062-24	2.7 Ac	General Industrial	0	0	N/A	None Known	None	N/A	Rail Lead Track	Vacant Lot/Land	Governmental Use	
40	08/24/09	\$ 70,423	\$ 33,650	EPO	01/01/14	07 Ser B	0	N/A	Ranchero Rd Undercrossing, Redevelopment Plan \$344 Public Improvements	Ranchero Rd/Bangor	0412-321-03	1.03 Ac	Low Density Residential	0	0	N/A	None Known	None	N/A	Ranchero Rd Undercrossing	Vacant Lot/Land	Governmental Use	Roadway
41	10/07/09	\$ 225,438	0	Mkt - Not Buildable due to Zoning Overlay	01/01/14	07 Ser B	0	N/A	Open Space, Redevelopment Plan \$365	Ei Centro/Bellflower	3039-281-23	11.27 Ac	Auto Sales Wash Protection	0	0	N/A	None Known	None	N/A	None	Vacant Lot/Land	Governmental Use	Open Space
42	10/07/03	Not Available	0	Market	01/01/14		0	N/A	Right-of-Way for public road, Public Improvements per \$344 of Redevelopment Plan	Ranchero Rd	0397-142-06	.43 Ac	Single Family Residential	0	0	N/A	Not available	None	N/A	Ranchero Rd Undercrossing	Vacant Lot/Land	Governmental Use	Roadway
43	06/19/90	\$ 540,000	\$ 1,260,000	Appraisal	2008		0	N/A	Park & City Well Site, Redevelopment Plan \$344 (Water Improvements) & \$365 (Development by Agency) of Community Facilities & Open Space	Maple & Ei Centro	0405-371-15	40 Ac Gross 25.8 Ac Net	Public Institutional	0	\$1/Yr	50 year lease with Park & Rec to be utilized as a park	Not available	None	N/A	Southern Calif. Edison transmission line easement; lease to Park & Rec for park; Hesperia Water Dist. Well Site #31	Park	Governmental Use	So. Cal Edison Easement; Park; City Well Site
44	02/26/07	\$ 30,547	0	Not buildable due to flood zone	01/01/14		0	N/A	Drainage Easement	Choiceana & Talisman	0399-222-11	1.78 Ac	Rural Residential	0	0	N/A	NHD reported that property is located within a natural flood zone	None	N/A	City's Drainage Master Plan	Vacant Lot/Land	Governmental Use	Drainage Easement, Highest & Best Use is open space/drainage
Security Interests - Non-Housing																							
45	04/23/09	\$ 54,511	0	Appurtenant easements have no stand-alone value. They transfer with title of dominant tenement subject to certain exceptions and may be terminated.	01/01/14		0	N/A	Easements for rail lead track project in support of Economic Development, Supports Goal 1, Objective 1.3 in the 2005-09 Implementation Plan. Also authorized by \$344 (Public Improvements) of the Redevelopment Plan.	Hercules/G	0410-062-22	.56 Ac	General Industrial	0	0	N/A	Pursuant to Environmental Information Report 3/19/09 there are no environmental issues	None	Easements for rail lead track project in support of Economic Development, Supports Goal 1, Objective 1.3 in the 2005-09 Implementation Plan. Also authorized by \$344 (Public Improvements) of the Redevelopment Plan.	Rail Lead Track	Vacant Lot/Land	Governmental Use	Easement Appurtenant (Civil Code §801)
46	10/02/09	\$ 52,315	0		01/01/14		0			Mojave/G	0410-032-21	.67 Ac	General Industrial	0	0	N/A	Pursuant to Environmental Information Report 09/01/09 there are no environmental issues	None		Rail Lead Track	Vacant Lot/Land	Governmental Use	
47	09/28/09	\$ 75,363	0		01/01/14		0			Mauna Loa/G	0410-032-14	.74 Ac	General Industrial	0	0	N/A	Pursuant to Environmental Information Report 08/19/09 there are no environmental issues	None		Rail Lead Track	Vacant Lot/Land	Governmental Use	
48	12/14/09	\$ 11,040	0		01/01/14		0			17437 Lemon	0410-021-33	5,448 SF	General Industrial	0	0	N/A	Pursuant to Environmental Information Report 11/14/09 there are no environmental issues	None		Rail Lead Track	Vacant Lot/Land	Governmental Use	
49	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12727 Main St.	3064-611-19	.79 Ac	Regional Commercial	N/A	N/A	Deed of Trust	N/A	N/A	RDA 2010-14 Implementation Plan Goal 1, Objectives 1.3 & 1.5	Farmer Boys Restaurant	Commercial	Fulfill Enforceable Obligation	OPA
50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14575 Main St.	0408-141-14	.46 Ac	Office Commercial	N/A	N/A	Regulatory Agmnt	N/A	N/A		Dr. Office Conversion	Commercial	Fulfill Enforceable Obligation	Façade Improvement
51	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12845 Main St.	3064-611-34	1.58 Ac	Reg Com'l	N/A	N/A	Deed of Trust	N/A	N/A		Golden Corral Restaurant	Commercial	Fulfill Enforceable Obligation	OPA
52	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17494 Main St.	0411-291-50	.43 Ac	Neighborhood Commercial	N/A	N/A	Regulatory Agmnt	N/A	N/A		Hesperia Outdoor Power Equip	Commercial	Fulfill Enforceable Obligation	Façade Improvement
53	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7090 Sante Fe	0397-143-22	1.26 Ac	Light Industrial	N/A	N/A	Deed of Trust	N/A	N/A		Metal Fabrication Bus Expansion	Commercial	Fulfill Enforceable Obligation	OPA

No.	HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY			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)	HSC 34191.5 (c)(2)		
	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purchased with Bond Proceeds	Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Address	APN #	Lot Size		Current Zoning	Estimate of Current Parcel Value		Estimate of Income	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site		Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
54	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10200 Amargosa Rd.	0405-072-50	31.82 Ac	Regional Commercial	N/A	N/A	Deed of Trust	N/A	N/A	RDA 2005-09 Implementation Plan, Goal 1., Objective 1.4.	Graco Warehouse Tenant Retention	Commercial	Fulfill Enforceable Obligation	OPA	
55	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16988 Main St.	0410-142-36	.53 Ac	Neighborhood Commercial	N/A	N/A	Deed of Trust	N/A	N/A	N/A	Sizzler Rest Rehab	Commercial	Fulfill Enforceable Obligation	OPA	
56	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17056 Hercules	0410-051-28	2.5 Ac	Commercial Industrial Business Park	N/A	N/A	Deed of Trust	N/A	N/A		PJ Machining	Commercial	Fulfill Enforceable Obligation	OPA	
57	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9711 Ninth	0407-262-05	1.24 Ac	Pedestrian Commercial	N/A	N/A	Deed of Trust	N/A	N/A		Cinema West	Commercial	Fulfill Enforceable Obligation	OPA	
58	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17970 Bangor	0398-251-30	15.5 Ac	Floodway	N/A	N/A	Ten Year Lease Agreement dated 5/20/10 for \$0 w/ Mega Factors (Property Owner)	N/A	N/A	N/A	Ten Year Lease Agreement for driving range	Vacant Lot/Land	Governmental Use	Lease Agreement	
59	12/30/08	34,215	0		01/01/14	07 Ser A	0	N/A		N/A	0408-181-29	.24 Ac	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Governmental Use		
60	12/30/08	18,768	0	Appurtenant easements have no stand-alone value. They transfer with title of dominant tenement subject to certain exceptions and may be terminated.	01/01/14	07 Ser A	0	N/A	Easement for H-01 Drainage	N/A	0408-181-22	.16 Ac	N/A	N/A	N/A	N/A	N/A	N/A	Easement for H-01 Drainage. RDA Plan \$344 (Public Improvements - Drainage)	N/A	N/A	Governmental Use	Easement Appurtenant (Civil Code §801)	