

Amended Long-Range Property Management Plan

LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA										HSC 34.19.1.2 (C)(1A)	HSC 34.19.1.3 (C)(1B)	HSC 34.19.1.4 (C)(1C)	HSC 34.19.1.5 (C)(1D)	HSC 34.19.1.6 (C)(1E)	HSC 34.19.1.7 (C)(1F)	HSC 34.19.1.8 (C)(1G)	HSC 34.19.1.9 (C)(1H)	HSC 34.19.1.10 (C)(1I)		
No.	Property Type	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Date of Estimated Current Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Fair Market Value	Estimate of Incremental Incremental	Contractual requirements for use of incremental increment	environmental contamination, studies, and/or remediation, and any other information related to the site	Description of proposed development	Advancement of planning process for the successor agency	History of previous proposals and activity	
1	Parking Lot/Structure	Public Parking Lot	11/17/1999	\$ 22,275.00	\$ 22,275.00	12/31/12	None	Public Parking Lot	45-872 Miles Ave	81-151-015	0.17	Public	\$1	None	None	None	Public Parking Lot	None	None	
2	Parking Lot/Structure	Public Parking Lot	1/24/2000	\$ 14,850.00	\$ 14,850.00	Determined	None	Public Parking Lot	82-884 Miles Ave	81-151-016	0.12	Public	\$1	None	None	None	Public Parking Lot	None	None	
3	Commercial	Downtown Commercial	3/6/2006	\$ 1,293,612.86	\$ 1,293,612.86	12/31/12	None	Future Development	92-407 Miles Ave	81-153-001	0.94	DC	\$5-10P/SF	None	None	None	Future Development	None	None	
4	Vacant Lot/Land	Commercial	6/30/2004	\$ 22,429.00	\$ 22,429.00	12/31/12	None	Future Development	83-884 Miles Ave	81-152-007	0.12	DC	\$5-10P/SF	None	None	None	Future Development	None	None	
5	Vacant Lot/Land	Commercial	1/16/1988	\$ 28,481.51	\$ 28,481.51	12/31/12	None	Future Development	82-880 Miles Ave	81-152-010	0.22	DC	\$5-10P/SF	None	None	None	Future Development	None	None	
6	Vacant Lot/Land	Commercial	4/29/2005	\$ 34,291.75	\$ 34,291.75	12/31/12	None	Future Development	82-305 Miles Ave	81-152-011	0.32	DC	\$5-10P/SF	None	None	None	Future Development	None	None	
7	Parking Lot/Structure	Residential	5/8/2002	\$ 199,692.16	\$ 199,692.16	12/31/12	None	Future Development	82-884 Miles Ave	81-162-001	1.55	RH	\$2-25P/SF	None	None	None	Residential	None	None	
8	Vacant Lot/Land	Residential	7/31/2008	\$ 327,731.95	\$ 327,731.95	9/5/13	None	Future Development	45-886 Miles Ave	81-162-005	0.34	RH	\$2-25P/SF	None	None	None	Residential	None	None	
9	Vacant Lot/Land	Residential	1/19/1988	\$ 23,334.00	\$ 23,334.00	9/5/13	None	Future Development	45-100 Miles Ave	81-162-008	0.17	RH	\$2-25P/SF	None	None	None	Residential	None	None	
10	Vacant Lot/Land	Residential	1/19/1988	\$ 9,307.00	\$ 9,307.00	9/5/13	None	Future Development	No site address	81-162-010	0.08	RH	\$2-25P/SF	None	None	None	Residential	None	None	
11	Vacant Lot/Land	Commercial	10/12/2007	\$ 302,040.63	\$ 302,040.63	12/31/12	None	Future Development	No site address	81-164-011	0.34	DC	\$5-10P/SF	None	None	None	Public Parking Lot	None	None	
12	Lot/Structure	Public Parking Lot	7/7/1988	\$ 66,825.00	\$ 66,825.00	12/31/12	None	Public Parking Lot	45-200 Miles St	81-164-014	0.53	Public	\$1	None	None	None	Public Parking Lot	None	None	
13	Commercial	Downtown Commercial	10/12/2007	\$ 800,697.20	\$ 800,697.20	3/1/12	None	Future Development	45-270 Miles St	81-164-015	0.63	DC	\$5-10P/SF	None	None	None	Future Development	None	None	
14	Commercial	Downtown Commercial	10/12/2008	\$ 1,286,000.00	\$ 1,286,000.00	12/31/12	None	Future Development	82-707 Miles Ave	81-172-001	0.31	DC	\$5-10P/SF	\$975/40	None to month rental	None	None	Future Development	None	None
15	Commercial	Downtown Commercial	9/25/2008	\$ 547,712.01	\$ 547,712.01	12/31/12	None	Future Development	45-110 Miles Ave	81-172-003	0.26	DC	\$5-10P/SF	\$45-110 3630/40	Month-to month rental	None	Future Development	None	None	
16	Commercial	Downtown Commercial	9/25/2008	\$ 457,705.22	\$ 457,705.22	12/31/12	None	Future Development	45-130 Miles Ave	81-172-003	0.26	DC	\$5-10P/SF	\$45-130 3450/40	Month-to month rental	None	Future Development	None	None	
17	Vacant Lot/Land	Commercial	4/25/2006	\$ 681,025.20	\$ 681,025.20	12/31/12	None	Future Development	45-229 Miles Ave	81-172-007	0.18	DC	\$5-10P/SF	\$45-229 3450/40	Month-to month rental	None	Future Development	None	None	
18	Vacant Lot/Land	Commercial	7/10/2000	\$ 44,580.00	\$ 44,580.00	12/31/12	None	Future Development	45-225 Miles Ave	81-172-017	0.35	OC	\$5-10P/SF	None	None	None	Future Development	None	None	
19	Vacant Lot/Land	Commercial	6/30/2004	\$ 97,667.00	\$ 97,667.00	12/31/12	None	Future Development	45-285 Miles Ave	81-172-019	0.35	DC	\$5-10P/SF	None	None	None	Future Development	None	None	
20	Vacant Lot/Land	Commercial	10/12/2007	\$ 452,466.13	\$ 452,466.13	12/31/12	None	Future Development	No site address	81-172-026	0.12	DC	\$5-10P/SF	None	None	None	Future Development	None	None	
21	Commercial	Downtown Commercial	6/20/2010	\$ 351,539.50	\$ 351,539.50	12/31/12	None	Future Development	82-871 Miles Ave	81-173-002	0.17	DC	\$5-10P/SF	None	None	None	Future Development	None	None	
22	Commercial	Downtown Commercial	6/22/2007	\$ 357,800.43	\$ 357,800.43	12/31/12	None	Future Development	45-125 Miles Ave	81-173-005	0.17	DC	\$5-10P/SF	\$16 A \$550/40, \$16 B \$750/40	Month-to month rental	None	Future Development	None	None	
23	Commercial	Downtown Commercial	3/10/2007	\$ 275,533.39	\$ 275,533.39	12/31/12	None	Future Development	45-149 Miles Ave	81-173-007	0.17	DC	\$5-10P/SF	\$16 A \$550/40, \$16 B \$550/40	Month-to month rental	None	Future Development	None	None	
24	Parking Lot/Structure	City of Public Use	10/28/2005	\$ 516,243.70	\$ 516,243.70	12/31/12	None	City Hall parking lot	45-143 Miles Ave	81-173-008	0.17	Public	\$1	None	None	None	None	None	None	
25	Park	Governmental Use	1/9/2007	\$ 546,816.90	\$ 546,816.90	12/31/12	None	Public Park	45-017 Miles Ave	81-173-015	0.62	Public	\$1	None	None	None	None	None	None	
26	Other	Public Art Studio	1/9/2005	\$ 1,526,472.03	\$ 1,526,472.03	12/31/12	None	Public Art Studio	45-140 Miles Ave	81-173-016	0.38	Public	\$1	None	None	None	None	None	None	
27	Parking Lot/Structure	Public Parking Lot	7/30/2007	\$ 106,339.01	\$ 106,339.01	12/31/12	None	Public Parking Lot	45-270 Miles Ave	81-174-008	0.17	Public	\$1	None	None	None	None	None	None	
28	Lot/Structure	Public Parking Lot	1/9/12/2007	\$ 59,813.06	\$ 59,813.06	12/31/12	None	Public Parking Lot	82-870 Miles Ave	81-174-010	0.17	Public	\$1	None	None	None	None	None	None	
29	Vacant Lot/Land	Vacant Lot/Land	10/12/2000	\$ 23,066.00	\$ 23,066.00	12/31/12	None	Public Art	45-229 Miles Ave	81-174-018	0.17	DC	\$5-10P/SF	None	None	None	None	None	None	
30	Commercial	Public Parking Lot	10/12/2007	\$ 650,813.06	\$ 650,813.06	12/31/12	None	Public Parking Lot	82-870 Miles Ave	81-174-021	0.17	DC	\$5-10P/SF	None	None	None	None	None	None	
31	Other	Theater	3/22/2005	\$ 2,803,280.94	\$ 2,803,280.94	12/31/12	None	Community Theater	45-138 Miles Ave	81-174-046	0.63	Public	\$1	None	None	None	None	None	None	
32	Vacant Lot/Land	Downtown Commercial	4/19/2002	\$ 25,874.64	\$ 25,874.64	12/31/12	None	Future Development	82-267 Miles Ave	81-174-047	0.20	DC	\$5-10P/SF	None	None	None	Future Development	None	None	

Amended Long-Range Property Management Plan

Successor Agency: Successor Agency for the Redevelopment Agency to the City of Indio, County: Riverside County																							
LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA																							
SALE OF PROPERTY: HSC 34 19 18 (C) (I) (A)																							
No.	Property Type	Permissible Use	Permissible Use (Detail)	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Incremental Revenue	Contractual requirements for use of incremental revenue	HSC 34 19 15 (C) (I) (I) (E)	HSC 34 19 15 (C) (I) (I) (E)	Description of property's potential for additional development	HSC 34 19 15 (C) (I) (I) (E)	History of previous proposals and activity	
33	Vacant Lot/Land	Future Development	Commercial	4/12/2000	\$ 28,284.00	\$ 33,284.00	Book	12/31/12	Determined	None	No site address	611-174-048	0.19	DC	None	None	None	None	None	None	None	None	None
34	Commercial	Future Development	Commercial	9/30/2006	\$ 762,307.87	\$ 263,000	Appraised	9/8/12	To Be Determined	Escrow is scheduled to close 4/28/2014	45-260 Empo St	611-175-008	0.46	DC	\$1,075 SF	None	None	None	None	None	None	None	None
35	Parking Structure	Future Development	Public Parking	10/23/2006	\$ 377,858.91	\$ 377,858.91	Book	12/31/12	Determined	None	45-474 Towns St	611-212-007	0.34	Public	\$1	None	None	None	None	None	None	None	None
36	Parking Structure	Future Development	Public Parking	5/31/1998	\$ 26,720.00	\$ 25,720.00	Book	12/31/12	Determined	None	45-496 Smart St	611-212-018	0.21	Public	\$1	None	None	None	None	None	None	None	None
37	Parking Structure	Future Development	Public Parking	7/6/1998	\$ 42,985.70	\$ 43,985.70	Book	12/31/12	Determined	None	No site address	611-212-039	0.34	Public	\$1	None	None	None	None	None	None	None	None
38	Vacant Lot/Land	Future Development	Commercial	10/30/2008	\$ 301,112.50	\$ 301,112.50	Book	12/31/12	Determined	None	445-442 Smart St	611-213-005	0.34	DC	\$5-100 SF	None	None	None	None	None	None	None	None
39	Vacant Lot/Land	Future Development	Commercial	8/19/2006	\$ 165,108.42	\$ 152,108.42	Book	12/31/12	Determined	None	45-502 Smart St	611-213-007	0.17	DC	\$5-100 SF	None	None	None	None	None	None	None	None
40	Vacant Lot/Land	Future Development	Commercial	4/23/2007	\$ 402,813.24	\$ 422,813.24	Book	12/31/12	Determined	None	45-546 Smart St	611-213-008	0.17	DC	\$5-100 SF	None	None	None	None	None	None	None	None
41	Vacant Lot/Land	Future Development	Commercial	8/25/2008	\$ 552,108.55	\$ 542,108.55	Book	12/31/12	Determined	None	No site address	611-213-009	0.17	DC	\$5-100 SF	None	None	None	None	None	None	None	None
42	Vacant Lot/Land	Future Development	Commercial	9/12/2007	\$ 274,976.50	\$ 274,976.50	Book	12/31/12	Determined	None	45-562 Smart St	611-213-024	0.17	DC	\$5-100 SF	None	None	None	None	None	None	None	None
43	Commercial	Future Development	Commercial	4/22/2007	\$ 402,802.53	\$ 402,802.53	Book	12/31/12	Determined	None	45-562 Smart St	611-213-036	0.43	DC	\$5-100 SF	None	None	None	None	None	None	None	None
44	Vacant Lot/Land	Future Development	Commercial	1/15/2008	\$ 151,400.00	\$ 151,400.00	Book	12/31/12	Determined	None	No site address	611-213-041	0.18	DC	\$5-100 SF	None	None	None	None	None	None	None	None
45	Vacant Lot/Land	Future Development	Commercial	10/23/2008	\$ 161,775.74	\$ 161,775.74	Book	12/31/12	Determined	None	45-609 Towns St	611-221-005	0.17	DC	\$5-100 SF	None	None	None	None	None	None	None	None
46	Vacant Lot/Land	Future Development	Industrial	8/3/2006	\$ 2,365,570.07	\$ 2,365,570.07	Book	12/31/12	Determined	None	No site address	611-340-041	8.65	Industrial	\$5-100 SF	None	None	None	None	None	None	None	None
47	Other	Governmental Use	Transportation	12/5/2000	\$ 242,515.00	\$ 242,515.00	Book	12/31/12	Determined	None	No site address	611-340-069 (former 1-340-045)	6.21	Trans.	\$1	\$770/660	Month-to-month rental	None	None	None	None	None	None
48	Parking Structure	Future Development	Public Parking	6/5/2006	\$ 101,648.34	\$ 101,648.34	Book	12/31/12	Determined	None	Public Parking Lot to fulfill Disposition and Development obligation per DCF approval on February 28, 2013	No site address	0.17	Public	\$1	None	None	None	None	None	None	None	None
49	Parking Structure	Future Development	Public Parking	4/30/2006	\$ 301,611.75	\$ 301,611.76	Book	12/31/12	Determined	None	Public Parking Lot to fulfill Disposition and Development obligation per DCF approval on February 28, 2013	No site address	0.17	Public	\$1	None	None	None	None	None	None	None	None
50	Parking Structure	Future Development	Public Parking	9/30/1997	\$ 31,545.30	\$ 31,545.30	Book	12/31/12	Determined	None	Public Parking Lot to fulfill Disposition and Development obligation per DCF approval on February 28, 2013	45-610 Towns St	611-232-005	0.34	Public	\$1	None	None	None	None	None	None	None
51	Parking Structure	Future Development	Public Parking	6/19/2006	\$ 237,950.16	\$ 237,950.16	Book	12/31/12	Determined	None	Public Parking Lot to fulfill Disposition and Development obligation per DCF approval on February 28, 2013	45-678 Towns St	611-232-006	0.11	Public	\$1	None	None	None	None	None	None	None
52	Parking Structure	Future Development	Public Parking	8/19/2012	\$ 210,000.00	\$ 210,000.00	Book	12/31/12	Determined	None	Public Parking Lot to fulfill Disposition and Development obligation per DCF approval on February 28, 2013	No site address	611-232-022	0.23	DC	\$1	None	None	None	None	None	None	None

Annexed Long-Range Property Management Plan

Successor Agency Successor Agency for the Redevelopment Agency to the City of Inyo County, Riverside County																								
LONG-RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA																								
No.	Property Type	Permissible Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Purpose for which property was acquired	Address	APN #	Lot size (Acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Annual Income/Revenue	Contractual requirements for use of income/revenue	Environmental contamination, studies, and/or disposition as a brownfield site	Description of potential for transit-oriented development	HSC 34.19.1.5 (G)(1)(G)	HSC 34.19.1.5 (G)(1)(G)	HSC 34.19.1.5 (G)(1)(G)			
52	Parking Lots/Structure	Public Parking Lot to fulfill Disposition and Development obligation per DOF approval on February 28, 2013	1/25/2008	\$ 201,101.00	\$ 201,101.00	Book	12/31/12	Determined	Public Parking Lot to fulfill Disposition and Development obligation per DOF approval on February 28, 2013	46-867 Smart St	811-232-012, 811-232-013	0.34	Public	\$1	None	None	None	None	None	None	None	None	Public Parking Lot to fulfill Disposition and Development obligation per DOF approval on February 28, 2013	
53	Commercial	DownTown Commercial	1/25/2008	\$ 784,444.12	\$ 1,750,957	Appraised	4/20/13	\$17,509SF	Future Development	32-985 Hwy 111	811-232-024	0.35	DC	\$17,509SF	None	None	None	None	None	None	None	None	Commercial	
54	Vacant Lot/Land	Future Development	8/16/2005	\$ 453,818.30	\$ 453,818.30	Book	12/31/12	Determined	Future Development	No site address	811-106-001	0.99	CC	\$46SF	None	None	None	None	None	None	None	None	Commercial	
55	Vacant Lot/Land	Future Development	8/31/1993	\$ 55,000.00	\$ 304,376.50	Book	12/31/12	To Be Determined	Future Development	No site address	814-100-002	3.25	CC/MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
56	Vacant Lot/Land	Future Development	3/20/1980	\$ 55,995.00	\$ 12,865.36	Book	12/31/12	Determined	Future Development	No site address	814-100-003	1.17	MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
57	Vacant Lot/Land	Future Development	1/21/1990	\$ 54,500.00	\$ 12,865.36	Book	12/31/12	Determined	Future Development	No site address	814-100-004	1.7	MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
58	Vacant Lot/Land	Future Development	8/22/1996	\$ 65,000.00	\$ 293,865.20	Book	12/31/12	Determined	Future Development	No site address	814-100-005	2.25	CC/MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
59	Vacant Lot/Land	Future Development	2/27/2005	\$ 1,701,316.00	\$ 1,701,316.00	Book	12/31/12	Determined	Future Development	No site address	814-100-006	1.03	CC/MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
60	Vacant Lot/Land	Future Development	1/22/1990	\$ 19,025.75	\$ 15,925.76	Book	12/31/12	Determined	Future Development	No site address	814-100-007	1.03	MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
61	Vacant Lot/Land	Future Development	1/27/2006	\$ 350,713.77	\$ 350,713.77	Book	12/31/12	Determined	Future Development	No site address	814-100-008	0.7	MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
62	Vacant Lot/Land	Future Development	3/14/1990	\$ 87,000.00	\$ 7,274.57	Book	12/31/12	Determined	Future Development	No site address	814-100-009	0.7	MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
63	Vacant Lot/Land	Future Development	9/1/1993	\$ 85,000.00	\$ 11,626.23	Book	12/31/12	Determined	Future Development	No site address	814-100-010	1.6	MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
64	Vacant Lot/Land	Future Development	3/20/1990	\$ 72,000.00	\$ 1,254.42	Book	12/31/12	Determined	Future Development	No site address	814-100-011	1.6	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
65	Vacant Lot/Land	Future Development	9/1/1993	\$ 32,830.00	\$ 23,719.13	Book	12/31/12	Determined	Future Development	No site address	814-100-012	3.2	CC/MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
66	Vacant Lot/Land	Future Development	8/24/1990	\$ 181,000.00	\$ 25,367.68	Book	12/31/12	Determined	Future Development	No site address	814-100-013	2.8	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
67	Vacant Lot/Land	Future Development	5/22/2006	\$ 603,753.74	\$ 903,753.74	Book	12/31/12	Determined	Future Development	No site address	814-100-014	3.4	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
68	Vacant Lot/Land	Future Development	1/19/2000	\$ 30,000.00	\$ 8,494.37	Book	12/31/12	Determined	Future Development	No site address	814-100-015	0.7	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
69	Vacant Lot/Land	Future Development	12/10/1992	\$ 28,989.85	\$ 29,668.95	Book	12/31/12	Determined	Future Development	No site address	814-100-016	2.0	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
70	Vacant Lot/Land	Future Development	6/1/1995	\$ 14,545.04	\$ 14,545.04	Book	12/31/12	Determined	Future Development	No site address	814-100-017	3.3	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
71	Vacant Lot/Land	Future Development	3/1/1995	\$ 9,455.54	\$ 9,455.54	Book	12/31/12	Determined	Future Development	No site address	814-100-018	2.0	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
72	Vacant Lot/Land	Future Development	6/19/1995	\$ 17,458.18	\$ 17,458.18	Book	12/31/12	Determined	Future Development	No site address	814-100-019	1.5	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
73	Vacant Lot/Land	Future Development	6/19/1995	\$ 11,538.23	\$ 11,538.23	Book	12/31/12	Determined	Future Development	No site address	814-100-020	1.6	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
74	Vacant Lot/Land	Future Development	9/29/2000	\$ 27,000.00	\$ 25,716.28	Book	12/31/12	Determined	Future Development	No site address	814-100-021	3.2	CC/MU	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
75	Vacant Lot/Land	Future Development	5/17/1993	\$ 11,538.23	\$ 11,538.23	Book	12/31/12	Determined	Future Development	No site address	814-100-022	1.6	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
76	Vacant Lot/Land	Future Development	3/30/1990	\$ 27,000.00	\$ 18,844.65	Book	12/31/12	Determined	Future Development	No site address	814-100-023	2.0	CC	\$46SF	None	None	None	None	None	None	None	None	Potential Mail Expansion	
77	Vacant Lot/Land	Future Development	9/13/1993	\$ 21,744.32	\$ 21,744.32	Book	12/31/12	Determined	Future Development	No site address	814-100-024	1.6	CC	\$46SF	None	None	None	None	None	None	None	None	None	Potential Mail Expansion
78	Vacant Lot/Land	Future Development	3/20/1990	\$ 88,000.00	\$ 11,634.23	Book	12/31/12	Determined	Future Development	No site address	814-100-025	1.6	CC	\$46SF	None	None	None	None	None	None	None	None	None	Potential Mail Expansion

Amended Long-Range Property Management Plan

LONG-RANGE PROPERTY MANAGEMENT PLAN - PROPERTY INVENTORY DATA										HSC 34191.5 (G)1(A)	HSC 34191.5 (G)1(B)	HSC 34191.5 (G)1(C)	HSC 34191.5 (G)1(D)	HSC 34191.5 (G)1(E)	HSC 34191.5 (G)1(F)	HSC 34191.5 (G)1(G)	HSC 34191.5 (G)1(H)	HSC 34191.5 (G)1(I)	HSC 34191.5 (G)1(J)	
No.	Property Type	Permissible Use	Permissible Use (Zoning)	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Date of Estimated Current Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Sqr Ft)	Current Zoning	Estimate of Current Parcel Value	Estimate of Revenue	Contractual Revenue	environmental studies, audits, and designation as a brownfield site	Description of potential for most oriented development	Advancement of development proposals and activity	Use of property
82	Vacant Lot/Land	Community Commercial	Community Commercial	9/5/1993	\$ 1,638.23	\$ 11,838.23	12/31/12	None	Future Development	No site address	614-101-008	15	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
83	Vacant Lot/Land	Community Commercial	Community Commercial	3/16/2007	\$ 91,294.00	\$ 91,294.00	12/31/12	None	Future Development	No site address	614-101-009	15	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
84	Vacant Lot/Land	Community Commercial	Community Commercial	2/1/1994	\$ 11,638.23	\$ 11,637.23	12/31/12	None	Future Development	No site address	614-101-010	15	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
85	Vacant Lot/Land	Community Commercial	Community Commercial	6/15/2005	\$ 1,594,387.00	\$ 1,594,387.00	12/31/12	None	Future Development	No site address	614-101-012	42	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
86	Vacant Lot/Land	Community Commercial	Community Commercial	1/2/1990	\$ 55,000.00	\$ 15,275.49	12/31/12	None	Future Development	No site address	614-101-014	24	CC/MUJ	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
87	Vacant Lot/Land	Community Commercial	Community Commercial	7/16/1991	\$ 90,000.00	\$ 15,903.51	12/31/12	None	Future Development	No site address	614-101-016	21	CC/MUJ	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
88	Vacant Lot/Land	Community Commercial	Community Commercial	9/8/1993	\$ 8,000.97	\$ 8,000.97	12/31/12	None	Future Development	No site address	614-101-017	10	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
89	Vacant Lot/Land	Community Commercial	Community Commercial	12/22/2005	\$ 107,008.55	\$ 107,008.55	12/31/12	None	Future Development	No site address	614-101-018	10	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
90	Vacant Lot/Land	Community Commercial	Community Commercial	12/18/1990	\$ 510,000.00	\$ 48,123.84	12/31/12	None	Future Development	No site address	614-101-019	61	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
91	Vacant Lot/Land	Community Commercial	Community Commercial	12/1/1990	\$ 44,905.00	\$ 12,356.35	12/31/12	None	Future Development	No site address	614-101-021	17	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
92	Vacant Lot/Land	Community Commercial	Community Commercial	2/1/1990	\$ 80,000.00	\$ 10,911.78	12/31/12	None	Future Development	No site address	614-101-022	15	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
93	Vacant Lot/Land	Community Commercial	Community Commercial	1/25/2006	\$ 175,455.72	\$ 175,455.72	12/31/12	None	Future Development	No site address	614-101-023	15	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
94	Vacant Lot/Land	Community Commercial	Community Commercial	3/20/1990	\$ 30,000.00	\$ 6,546.40	12/31/12	None	Future Development	No site address	614-101-024	108	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
95	Vacant Lot/Land	Community Commercial	Community Commercial	12/28/1990	\$ 80,000.00	\$ 35,370.51	12/31/12	None	Future Development	No site address	614-101-026	14	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
96	Vacant Lot/Land	Community Commercial	Community Commercial	9/14/1993	\$ 65,000.00	\$ 16,720.06	12/31/12	None	Future Development	No site address	614-101-027	35	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
97	Vacant Lot/Land	Community Commercial	Community Commercial	9/10/2009	\$ 3,000.00	\$ 3,000.00	12/31/12	None	Future Development	No site address	614-101-031	28	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
98	Vacant Lot/Land	Community Commercial	Community Commercial	9/4/2009	\$ 104,400.00	\$ 104,400.00	12/31/12	None	Future Development	No site address	614-101-032	109	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
99	Vacant Lot/Land	Community Commercial	Community Commercial	8/5/1993	\$ 65,000.00	\$ 8,729.69	12/31/12	None	Future Development	No site address	614-101-035	39	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
100	Vacant Lot/Land	Community Commercial	Community Commercial	4/6/1990	\$ 4,000.00	\$ 8,153.60	12/31/12	None	Future Development	No site address	614-101-036	57	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
101	Vacant Lot/Land	Community Commercial	Community Commercial	3/27/2006	\$ 1,054,695.00	\$ 1,054,695.00	12/31/12	None	Future Development	No site address	614-101-037	10	CC	\$45F	None	None	None	None	Future Development	Potential Use: Expansion
102	Commercial	Community Commercial	Community Commercial	7/15/2005	\$ 5,204,733.00	\$ 5,204,733.00	12/31/12	None	Future Development	No site address	614-101-043	4.78	CC	\$	2,800,000	\$41,527,220.86	Lease of fee 7/27/2005 to 6/27/2019	None	Future Development	Appraisal as of 10/15/2011

Amended Narratives Correlating with LRPMP Spread-Sheet

1. **No. 1 & 2** (APN 611-151-015 and 611-151-026) These two parcels are existing improved public parking lots intended to be used for public parking for the City's Downtown area. The properties are Zoned Public (P) and have no practical value from a development or investment stand point. Per the City of Indio's Municipal Code [Section 159.653(R)], this parking lot serves to satisfy development standards by allowing developments to occur/exist without requiring typical on-site private parking requirements for any commercial uses located within 500 feet of the improved parking lot, and within the Old Town (Downtown) area.

The permissible use, for these parcels, is Future Development. The Successor Agency/City will be negotiating with the taxing entities on a Compensation Agreement so that the properties may be transferred to the City of Indio for an agreed upon amount, pursuant to HSC 34180(f)(1).

2. **No 3-6** (APN 611-153-001, 611-153-004, 611-153-007, 611-153-009, 611-153-010, 611-153-011) These six parcels make up a downtown block, and are located south of Indio Boulevard and north of Miles Avenue between Towne Street and Smurr Street. These properties are zoned Downtown Commercial and were purchased to alleviate blight and assemble acreage for future development. The site had several underground storage tanks that were removed in 2010. These lots are for sale, ideally for a mixed-use development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

3. **No. 7-10** (APN 611-163-001, 611-163-005, 611-163-008, 611-163-010) These four parcels were assembled to alleviate blight and for future residential development. They are located between King Street and Deglet Noor Street, south of Miles Avenue.

The permissible use, for these parcels, is Future Development. The Successor Agency/City will be negotiating with the taxing entities on a Compensation Agreement so that the properties may be transferred to the City of Indio for an agreed upon amount, pursuant to HSC 34180(f)(1).

4. **No. 11** (APN 611-164-011 and 611-164-013) These two parcels are located on the west side of Oasis Street, north of Bliss (north of APN 611-164-015/former Oasis Thrift) in the Downtown area. These are vacant lots and were purchase to alleviate blight and assemble acreage for future development. The property is for sale and Zoned Downtown Commercial (DC) which permits commercial development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

5. **No. 12** (APN 611-164-014) This parcel is an existing improved public parking lot intended to be used for public parking, located at the NEC of Bliss Avenue and King Street (west of APN 611-164-015/former Oasis Thrift). The site is Zoned Public (P) and has no practical value from a development or investment stand point. Per the City of Indio's Municipal Code [Section 159.653(R)], this parking lot serves to satisfy development standards by allowing developments to occur/exist without requiring typical on-site private parking requirements for any commercial uses located within 500 feet of the improved parking lot, and within the Old Town (Downtown) area.

The permissible use for this parcel is Future Development. The Successor Agency/City will be negotiating with the taxing entities on a Compensation Agreement so that the properties may be transferred to the City of Indio for an agreed upon amount, pursuant to HSC 34180(f)(1).

6. **No. 13** (APN 611-164-015) This parcel is an existing 17,000 s.f. commercial building (former Oasis Thrift), located on the NWC of Oasis Street and Bliss Avenue. This site is for sale, ideally for commercial re-use, however, due to the building's continued deterioration, it is ideally suited for tear-down and re-build. The parcel is Zoned Downtown Commercial (DC).

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Property was appraised on 3/1/2012 for the value shown. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

7. **No. 14-16** (APN 611-172-001, 611-172-003, 611-172-007) These three parcels are located on the east side of Oasis Street, south of Miles Avenue. They are older commercial buildings that are currently rented to seven tenants on a month-to-month basis. The total monthly income is \$3,755 per month. These parcels were purchased for land assemblage for future redevelopment. The property is Zoned Downtown Commercial (DC). These lots are for sale, ideally for a mixed-use development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the

taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

8. **No. 17 & 19** (APN 611-172-017, 611-172-020) These two adjoining vacant parcels are located on the west side of Towne Street between Miles Avenue and Bliss Avenue. These properties are zoned Downtown Commercial (DC) and were purchased to alleviate blight and assemble acreage for future development. This site is for sale, ideally for a mixed-use development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

9. **No. 18** (APN 611-172-019) This vacant parcel is located on the NWC of Towne Street and Bliss Avenue. This property is zoned DC and was purchase to alleviate blight and assemble acreage for future development. This site is for sale, ideally for a mixed-use development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

10. **No. 20** (APN 611-172-025, 611-172-026, 611-172-027) These three adjoining vacant parcels are located on the east side of Oasis Street, between Miles Avenue and Bliss Avenue. These properties are zoned DC and were purchase to alleviate blight and assemble acreage for future development. This site is for sale, ideally for a mixed-use development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

11. **No. 21** (APN 611-173-002) This property contains a vacant commercial building located on the SWC of Miles Avenue and Towne Street. This

building cannot be given an occupancy permit as-is. There is extensive structural damage that would need to be repaired so that it may be occupied. This property is zoned DC and was purchased to alleviate blight and assemble acreage for future redevelopment. This property is for sale, ideally for a mixed-use development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

- 12.No. 22 – 23** (APN 611-173-006, 611-173-007) These two parcels are located on the west side of Smurr Street, between Miles Avenue and Civic Center Drive. They are existing older commercial buildings that are currently rented to four tenants on a month-to-month basis. The total monthly income is \$2,400 per month. These parcels were purchased for land assemblage for future development. These properties are zoned CC and were purchase to alleviate blight and assemble acreage for future development. This property is zoned DC and was purchased to alleviate blight and assemble acreage for future redevelopment. This property is for sale, ideally for a mixed-use development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

- 13.No. 24** (APN 611-173-008) This parcel is an existing improved public parking lot located adjacent to City Hall and is for governmental use. This lot directly serves Indio City Hall to park City owned vehicles as well as for City employee parking. The property is Zoned Public (P) and the Successor Agency is requesting that this property be transferred to the City.

- 14.No. 25** (APN 611-173-015) Old Town Park is an existing improved pocket park located at the SWC of Smurr Street and Miles Avenue. The City as a whole currently does not meet the industry standard guideline of 3 acres of park space per 1,000 persons of population. Overall park acreage in the City is currently 55 acres. The City's current ratio is only .23 acres of parkland per 1,000 of population. Based on the current population of approximately 80,000, the amount of parkland needed in the City is 240 acres, making existing parkland open space a premium resource for the

City. The property is Zoned Public (P). The Successor Agency is requesting that this property be transferred to the City.

- 15.No. 26** (APN 611-173-019) This property is currently occupied by a community based non-profit (501c3) group known as the Coachella Valley Arts Center (CVAC). The CVAC is being used by the City as a community art studio for workshop space and educational facilities for children to adults. More specifically the location serves to provide basic performing arts training, story-telling techniques and other performance related training classes for kids 8-18. Visually art, creative writing and dramatic reading classes for incarcerated minors at Indio Juvenile Detention Center. A series of informal educational talks addressing all creative disciplines. The property is Zoned Public (P). No revenue is generated from this \$1/year lease.

The permissible use for this parcel is Future Development. The Successor Agency/City will be negotiating with the taxing entities on a Compensation Agreement so that the properties may be transferred to the City of Indio for an agreed upon amount, pursuant to HSC 34180(f)(1).

- 16.No. 27 & 28** (APN 611-174-009 and 611-174-010) This property is an existing partially improved public parking lot intended to be used for permanent public parking, located at the NEC of Bliss Avenue and Smurr Street. The site is Zoned Public (P) and has no practical value from a development or investment stand point. Per the City of Indio's Municipal Code [Section 159.653(R)], this parking lot serves to satisfy development standards by allowing developments to occur/exist without requiring typical on-site private parking requirements for any commercial uses located within 500 feet of the improved parking lot, and within the Old Town Indio Specific Plan.

The permissible use, for these parcels, is Future Development. The Successor Agency/City will be negotiating with the taxing entities on a Compensation Agreement so that the properties may be transferred to the City of Indio for an agreed upon amount, pursuant to HSC 34180(f)(1).

- 17.NO. 29** (APN 611-174-018) This vacant parcel is located on the west side of Fargo Street, between Indio Boulevard and Bliss Avenue in the Downtown area. This property was acquired for future development. This property is zoned DC and was purchased to alleviate blight and assemble acreage for future development. This property is for sale, ideally for a commercial, entertainment or mixed-use development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

18.No .30 (APN 611-174-021) This is an existing long-standing 2-story building located on the NWC of Fargo Street and Bliss Avenue in the downtown area. It is known as for former "Elks Lodge", and is listed as a Site of Historical Significance in the General Plan. This property was acquired for restoration/re-use for commercial and entertainment purposes. As-is, the building cannot be occupied due to extensive structural damage. This property is zoned DC, and was purchased to alleviate blight through rehabilitation. This property is for sale, ideally for restoration and re-use.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

19.No. 31 (APN 611-174-042 and 611-174-045) These two parcels house the Indio Performing Arts Center (IPAC) which is operated by a registered non-profit (501c3). It was founded in 2005 with initial funding from the former Redevelopment Agency by purchasing the vacant and obsolete cinema theatre building. The building was remodeled into a community performing arts theater. It utilizes four performance/event areas within the 22,000 square foot space. The theatre produces community oriented plays, musicals, concerts and cinematic productions as well as exhibitions which showcase the talent and interests of local children and the community. This theatre also serves as a facility for use by other non-profit organizations for exhibitions, educational meetings and public information usage. IPAC offers classes in performing arts and stage craft to all ages with a primary focus on young people who come from the economically challenged and culturally diverse community. The annual usage by patrons, groups and students averages 20,000. The property is Zoned Public. No revenue is generated from this lease.

The permissible use, for these parcels, is Future Development. The Successor Agency/City will be negotiating with the taxing entities on a Compensation Agreement so that the properties may be transferred to the City of Indio for an agreed upon amount, pursuant to HSC 34180(f)(1).

20.No. 32 & 33 (APN 611-174-047 and 611-174-048) These two adjoining parcels are located on the east side of Smurr Street in the Downtown area. The site is currently vacant, and was acquired to alleviate blight and assemble acreage for future development. The property is Zoned Downtown Commercial (DC). This property is for sale, ideally for a commercial, entertainment or mixed-use type development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for

fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

- 21.No. 34** (APN 611-175-008) This property was sold (prior to AB 1484) and is in escrow as the future site of a Law School. Escrow is scheduled to close in April 25, 2014. This sale was approved by the Department of Finance by Resolution 2012-7 for the appraised price of \$263,357. The property is Zoned Downtown Commercial (DC).

Revenues generated from the sale of this property incoming shall be used to fulfill enforceable obligations. The City has anticipated this revenue as reported in ROPS 14-15A, to fulfill enforceable obligations.

- 22.Item 35-37** (APN 611-212-007, 611-212-008, 611-212-019, 611-212-039) These four parcels are existing partially improved public parking lots to be used for public parking. , These parcels are located directly south of the Indio Library, at the SWC of Civic Center Drive and Smurr Street. The parcels are Zoned Public (P) and have no practical value from a development or investment stand point. Per the City of Indio's Municipal Code [Section 159.653(R)], public parking lots serve to satisfy development standards by allowing developments to occur/exist without requiring typical private on-site private parking requirements for any commercial uses located within 500 feet of the improved parking lot, and within the Old Town (Downtown) area.

The permissible use, for these parcels, is Future Development. The Successor Agency/City will be negotiating with the taxing entities on a Compensation Agreement so that the properties may be transferred to the City of Indio for an agreed upon amount, pursuant to HSC 34180(f)(1).

- 23.No. 38-42 & 44** (APN 611-213-004, 611-213-005, 611-213-006, 611-213-007, 611-213-008, 611-213-024, 611-213-040, 611-213-041) These eight parcels encompass half of a Downtown area block, and are located on the east side of Smurr Street between Civic Center Drive and Requa Avenue. A dilapidated vacant church exists on the site. These properties were acquired to alleviate blight and assemble acreage for future development. The site is Zoned Downtown Commercial (DC). This property is for sale, ideally for a mixed-use type of development.

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- 24.No. 43** (APN 611-213-039) This parcel is a vacant dilapidated commercial building and vacant lot located on the NEC of Fargo Street and Civic Center Drive. This property was acquired to alleviate blight and assemble acreage for future development. The site is Zoned Downtown Commercial (DC). This property is for sale, ideally for a commercial, entertainment or mixed-use type of business/development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

- 25.No. 45** (APN 611-221-005) This parcel is a vacant lot located on the west side of Towne Street (north of the former La Casita restaurant) between Requa Avenue and Wilson Avenue. This property was acquired to alleviate blight and assemble acreage for future development. . The site is Zoned Downtown Commercial (DC). This property is for sale, ideally for a commercial or mixed-use type of development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

- 26.No. 46** (APN 611-340-041) This is a vacant 8.55 acre parcel located on the East side of Golf Center Parkway (north of Indio Boulevard) in an Industrial area. The property was purchased for future development and is Zoned Industrial Park (IP). The property is for sale, ideally for a light industrial or business park type development.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

- 27.No. 47** (APN 611-340-063 ,formerly 611-340-044) This parcel is used as a temporary Greyhound Bus Station (on a month to month lease) and for Public Parking. This site is designated for the future Indio Multi-Modal Transportation Center, which shall include an Amtrak train station. This site is designated as a future Amtrak stop in the California State Rail Plan.

The former Redevelopment Agency received a \$272,870 grant in 1996 from the California Department of Transportation to purchase this property. The property is located in the Downtown area and Zoned Transportation (TR). The Successor Agency is requesting that this property be transferred to the City.

- 28.No. 48-54** (APN 611-232-003, 611-232-004, 611-232-005, 611-232-006, 611-232-008, 611-232-012, 611-232-013, 611-232-014, 611-232-025)

The Department of Finance's approval letter references the parcels that were previously transferred directly to the Desert Community College District (APN's 611-211-002, 611-211-008, 611-211-009, 611-211-010, and 611-211-015). The permissible use, for these parcels, is Future Development. These nine adjoining parcels referenced here are being used to meet the parking obligations entered into by the former Redevelopment Agency ("RDA") by a Disposition and Development Agreement (DDA) with the Desert Community College District. The DDA was approved by Resolution 9453 on January 25, 2011, by the City Council and the former RDA and again by the Oversight Board on February 28, 2013, by Resolution 2013-26, then sent to the Department of Finance. The enforceable obligation is stipulated in Sections 3.12 of the DDA, which states that "the RDA shall construct and maintain in perpetuity a non-exclusive public parking lot that will accommodate a minimum of one hundred parking spaces and shall be located within 600 feet of the proposed College of the Desert campus". The DDA did not stipulate that this parking lot was to be deeded over to the Desert Community College District, however it did stipulate that it remain in perpetuity as a public parking lot, therefore we consider this an Enforceable Obligation. The development of this property was approved by DOF to fulfill this obligation as stated in the DDA. The site is Zoned Public (P) and the Successor Agency is requesting that this site be transferred to the City. The Successor Agency/City will be negotiating with the taxing entities on a Compensation Agreement so that the properties may be transferred to the City of Indio for an agreed upon amount, pursuant to HSC 34180(f)(1).

- 29.No. 55** (APN 611-232-022, 611-232-023, 611-232-024) These three parcels have been negotiated for sale for the appraised value of \$217,035. The site is Zoned Downtown Commercial (DC) and is anticipated to be sold for a commercial use.

Revenues generated from each future individual sale transaction, which requires approval by Department of Finance, will specify whether the revenues generated from the sale of real property shall be used for fulfilling enforceable obligations or for distribution as property tax to the taxing entities. Estimated Current Value is shown as book value as of 12/31/12, one of the choices given on the drop down menu. When placed on the market for sale, values of comparable sales or an appraisal would be the tools used to determine maximized value.

- 30.No. 56-101** (614-100-001 thru 614-101-037) These 58 vacant contiguous parcels comprise approximately 18.9 acres of vacant land behind an

existing privately owned mall. The property is located north of John Nobles Avenue, east of Monroe Street. The Zoning for this property is Mixed Use/Residential High-Density and was purchased for the future expansion/redevelopment of the mall. This property is for sale, ideally for a commercial or mixed-use type of development.

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- 31.No. 102 (APN 616-120-043)** This property is currently leased to Regal Entertainment Theaters until August 27, 2015. The monthly rental income is \$41,527.20. The property was purchased for future re-development and it is Zoned CC Community Commercial. This property is for sale, ideally for a commercial or office development.

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