RESOLUTION NO. OB 2014-4

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF POMONA APPROVING THE AMENDED 2013 SUCCESSOR AGENCY LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFTETY CODE SECTION 34191.5(b)(c)

WHEREAS, California Health and Safety Code Section 34191.5(b) requires within six-months after receipt of a Finding of Completion (Section 34191.3), the Successor Agency must submit a long range property management plan for the real-property of the former redevelopment agency for approval by the Oversight Board and the State's Department of Finance (DOF);

WHEREAS, on May 9, 2013, the Successor Agency received the Finding of Completion from the DOF;

WHEREAS, on August 5, 2013, the Successor Agency by Resolution No. SA 2013-08 approved the 2013 LRPMP and forwarded the 2013 LRPMP for Oversight Board and DOF for review and approval;

WHEREAS, On August 8, 2013, the Oversight Board by Resolution No. OB 2013-08 approved the 2013 LRPMP and the Oversight Board Resolution and the 2013 LRPMP were forwarded to DOF;

WHEREAS, DOF has commented on the 2013 LRPMP and suggested that the Successor Agency consider amending the Plan for corrections and clarifications or the Plan would not be approved by DOF;

WHEREAS, DOF also requires that transfer of Successor Agency properties to the City for non-governmental use requires compensation agreements based on fair market value of the property; and

WHEREAS, the Successor Agency has reviewed and approved the changes made to the 2013 LRPMP by adopting Resolution No. SA 2014-3.

NOW, THEREFORE, the Oversight Board to the Successor Agency of the Redevelopment Agency of the City of Pomona hereby resolves:

SECTION 1. The above recitals are true and correct and are a substantive part of this resolution.

SECTION 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5(b)(c).

SECTION 3. The Board hereby approves the Amended 2013 Long Range Property Management Plan in substantially the form attached hereto as Exhibit A.

SECTION 4. The officers and staff of the Oversight Board and the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

SECTION 5. The Clerk of the Pomona Successor Agency Oversight Board shall attest and certify to the passage and adoption of this resolution and it shall be in effect five business days after its adoption, unless review is requested by the State Department of Finance.

APPROVED AND ADOPTED THIS 10TH DAY OF JULY 2014.

ATTEST:

for Eva M. Buice, MMC, Clerk of the
Pomona Successor Agency Oversight Board

Carrie Sutkin, Chairperson of the
Pomona Successor Agency Oversight Board

APPROVED AS TO FORM:

Teresa L. Highsmith, General Counsel to the
Pomona Successor Agency Oversight Board

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF POMONA

I, EVA M. BUICE, MMC, CLERK of the Pomona Successor Agency Oversight Board do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the Successor Agency Oversight Board on the 10th day of July 2014, by the following vote:

AYES: Barnes, Gregoryk, Rich, Rothman, Saito, Chair Sutkin
NOES: None
ABSENT: Hertzberg
ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Pomona, California, this 10th day of July 2014.

for Eva M. Buice, MMC, Clerk of the
Pomona Successor Agency Oversight Board

Pomona Successor Agency
Oversight Board

July 10, 2014

To: Chair and Members of the Oversight Board

From: Linda Lowry, City Manager

Submitted By: Raymond M. Fong, Deputy City Manager

Subject: **Adopt a Resolution Amending the Pomona Successor Agency's 2013 Long Range Property Management Plan (LRPMP)**

OVERVIEW

Recommendation – That the Oversight Board to the Successor Agency to the former Redevelopment Agency adopt a resolution amending the 2013 Long Range Property Management Plan (the Plan).

SUMMARY

Based on comments and feedback from the State Department of Finance (DOF) on the 2013 Long Range Property Management Plan, an Amended Long Range Property Management Plan is being presented to the Successor Agency on July 7, 2014 for approval. This staff report to the Oversight Board was written prior to the Successor Agency taking action on the amended Plan. In the event the Successor Agency takes no action, staff will request this item be continued to a future meeting. If the amended Plan was approved by the Successor Agency, the Oversight Board is requested to approve the amended Plan and forward the amended Plan to the DOF for consideration.

BACKGROUND

In August 2013, the Successor Agency and the Oversight Board approved the 2013 Long Range Property Management Plan (LRPMP or the Plan) pursuant to the requirement of Section 34191.5(b) of the California Health and Safety Code. In late August 2013, the Plan was transmitted to DOF for review and approval. DOF began reviewing the Plan in 2014 and in the process requested additional documentation to support various details of the Plan. Backup documents were provided, and DOF completed their review in the following months.

Agenda Item No. 2

Comments from DOF on the 2013 LRPMP were primarily limited to areas needing clarification and minor corrections pertaining to data on the spreadsheet, which is the prime component of the LRPMP. The one area of significant concern, however, concerns the transfer of Successor Agency properties to the City's Vehicle Parking District (VPD) for "public parking." DOF's position is that public parking is not a "governmental use" and, as such, the transfer from Successor Agency to the VPD does not qualify for transfer without "disposition/compensation agreement."

It is not DOF's desire to deny the 2013 LRPMP, but to seek a compromise with the Successor Agency to amend or revise the LRPMP to address the concerns raised by DOF in order to approve the Plan. Based on discussion with a representative of DOF, staff concluded that without revising or amending the 2013 LRPMP, DOF will deny the Plan that was submitted, which would require submittal of a new LRPMP or possible litigation action against DOF.

DOF's main issue is the transfer of the 7 parcels for public parking, as it has been determined the purpose of "public parking" is not a governmental use. Amending the LRPMP to reflect the transfer of the 7 parcels through a disposition/compensation agreement for public parking and for economic development purposes would satisfy DOF's conditions for approval of the Plan. As such, staff has revised the 2013 LRPMP to reflect the 7 parcels located in 2 VPD Lots (Lots 13 and 23) to be transferred to the City through a disposition agreement that requires compensation based on "fair market value" of the properties. As discussed with DOF, DOF would support a disposition agreement that allows for deferred payment to the Successor Agency. It is not necessary that a disposition agreement be negotiated at this time, as such agreement can be prepared following DOF approval of the LRPMP.

DISCUSSION

Exhibit A to the resolution reflects the Amended 2013 Long Range Property Management Plan. Similar to the original plan, previously approved by the Successor Agency and Oversight Board, the Amended Plan is comprised of the six following sections:

1. An introduction and overview of the Plan
2. The original and revised comprehensive spreadsheet defining the real-properties owned by the Successor Agency and provides the use or disposition of each property in accordance to Section 34191.5(c)
3. An aerial and site illustration of each property owned by the Successor Agency that corresponds to the spreadsheet;
4. Properties with potential buyers and offers;
5. Properties to be disposed immediately; and
6. Properties to be transferred to the City for "Governmental Use" and transferred to the City for public parking with disposition/compensation agreement.

While there are text changes made to the Plan to correspond to the changes made to the revised spreadsheet illustrated in Section II of the Plan, the majority of the Amended LRPMP remains the same as the original LRPMP. It is important to explain some of the changes that are reflected in the revised spreadsheet.

Provided in the 2013 LRPMP is a spreadsheet identifying all 42 properties owned by the Successor Agency, which are required for disposition, under AB 1X 26 and AB 1483, following an approved Long Range Property Management Plan. The spreadsheet in the 2013 LRPMP placed all 42 properties in three categories. Colored sections were used to distinguish each category (i.e., green, yellow and orange). The green section of the spreadsheet listed properties for which staff had received written offers for purchase. The yellow section listed properties that use of a realtor or realtors was suggested for disposition, with the goal of selling the properties at fair market value. The orange section listed properties for transfer to the City for governmental purposes.

The orange section listed 17 parcels identified for transfer to the City, citing a governmental purpose for those properties. One of the 17 parcels, No 42 on the list, is no longer needed by the City, as Seventh Street Development (Mr. Craig Furniss) has offered to purchase this remnant property west of the 71 Freeway for incorporation into his industrial development project on Mission Boulevard. Property No. 42 is proposed to be moved to the list of properties in the green section.

Of the remaining 16 parcels in the orange section, 7 parcels are presently being used by the VPD. These 7 parcels are proposed for transfer to the City for the purpose of public parking. The 7 parcels are at 2 locations in the Downtown. One of the locations is at the southeast corner of Garey Avenue and Second Street, which is known as VPD Lot 13 (see Attachment 2). VPD Lot 13 consists of 3 Successor Agency properties (APNs 8335-010-905, 906 and 907). The second location is at the 400 block of 4th Street, between Elm Street and Palomares Street, which is known as VPD Lot 23. Both VPD Lots 13 and 23 have been used for many years by the Vehicle Parking District under substitution of parking arrangements, the result of "redevelopment" activities or projects.

CONCLUSION

While the City desires to receive the transfer of the seven properties used by the Vehicle Parking District from the Successor Agency at no cost, DOF has made it very clear that they would withhold or deny the approval of the Long Range Property Management Plan unless the Plan is amended to reflect compensation to the Successor Agency for the properties. Although the City can pursue legal action against DOF as mentioned earlier, the City would have to incur legal costs with no assurance of the outcome.

Taking legal action against DOF would further delay DOF's approval of the LRPMP, further delaying the sale and development of other properties that would place them put back on the tax rolls. Recognizing that further delay in getting the LRPMP approved by the State negatively impacts the City, the Successor Agency will consider the approval of the Amended LRPMP at their meeting of July 7, 2014. Should the Successor Agency approves the revised LRPMP, staff is recommending that the Oversight Board takes similar action by adopting the attached resolution approving the Amended 2013 Long Range Property Management Plan and transmit the Amended Plan to DOF for approval.

Attachment: Resolution-
Exhibit A: Amended Long Range Property Management Plan

RESOLUTION NO. OB 2013-08

A RESOLUTION OF THE POMONA SUCCESSOR AGENCY OVERSIGHT BOARD, CALIFORNIA, APPROVING THE 2013 SUCCESSOR AGENCY LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFTETY CODE SECTION 34191.5(b)(c)

WHEREAS, California Health and Safety Code Section 34191.5(b) requires within six-months after receipt of a Finding of Completion (Section 34191.3), the Successor Agency must submit a long range property management plan for the real-property of the former redevelopment agency for approval by the Oversight Board and the State's Department of Finance (DOF);

WHEREAS, on May 9, 2013, the Successor Agency received the Finding of Completion from the DOF;

WHEREAS, on August 5, 2013, the Successor Agency adopted a Resolution No. SA 2013-06 approving the proposed 2013 Long Range Property Management Plan (the "Plan") and authorized the transmittal of the Plan to the Oversight Board and DOF for approval;

NOW, THEREFORE, the Pomona Successor Agency Oversight Board hereby resolves:

SECTION 1. The above recitals are true and correct and are a substantive part of this resolution.

SECTION 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5(b)(c).

SECTION 3. The Board hereby approves the 2013 Long Range Property Management Plan in substantially the form attached hereto as Exhibit A.

SECTION 4. The officers and staff of the Oversight Board and the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

SECTION 5. The Clerk of the Pomona Successor Agency Oversight Board shall attest and certify to the passage and adoption of this resolution and it shall be in effect five business days after its adoption, unless review is requested by the State Department of Finance.

APPROVED AND ADOPTED THIS 8TH DAY OF AUGUST 2013.

ATTEST:

Anthony J. Mejia, Clerk of the
Pomona Successor Agency Oversight Board

Carrie Sutkin, Chairperson of the
Pomona Successor Agency Oversight Board

APPROVED AS TO FORM:

Teresa L. Highsmith, General Counsel to the
Pomona Successor Agency Oversight Board

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF POMONA

I, ANTHONY MEJIA, CLERK of the Pomona Successor Agency Oversight Board do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the Successor Agency Oversight Board on the 8th day of August 2013, by the following vote:

AYES:	BARNES, HERTZBERG, GREGORYK, RICH, ROTHMAN
NOES:	NONE
ABSENT:	SAITO, CHAIR SUTKIN
ABSTAIN:	NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Pomona, California, this 21st day of August 2013.

Anthony J. Mejia, Clerk of the
Pomona Successor Agency Oversight Board

EXHIBIT A

SUCCESSOR AGENCY
AMENDED
2013 LONG RANGE PROPERTY MANAGEMENT PLAN

Of the
Former Redevelopment Agency Properties

June 16, 2014

Prepared By:

Successor Agency Staff
City of Pomona

TABLE OF CONTENTS

I. INTRODUCTION

1. Executive Summary
2. Authority/Legislative Mandates
3. Propose of the Long Range Property Management Plan (the Plan)
4. How to use the Plan

II. Inventory of Successor Agency Real-Estates Assets

1. Original Spreadsheet Identifying all Real-Properties
2. Revised Spreadsheet Identifying all Real-Properties (Amendment No. 1)

III. Site Illustrations of All Real-Properties

IV. Properties with Potential Buyers and Offers

V. Properties for Immediate Disposition

1. Market or List Properties for Sale;
2. Auction as an Option.

VI. Properties for Governmental Use

1. Public Parking and Access;
2. Park Development and Expansion Projects
3. Transfer of Properties with Disposition and/or Purchase and Sale Agreement

I. INTRODUCTION

EXECUTIVE SUMMARY

The purpose in amending the 2013 Long Range Property Management Plan (the "LRPMP" or also refer to as the "Plan") is in response to comments and suggestions offered by the State's Department of Finance (the "DOF") was transmitted to DOF following the approval of the Plan by the Oversight Board on August 8, 2013. Since DOF comments and suggestions were limited to various parts of the Plan, with specific emphasis on properties proposed to be transferred to the City for "governmental use," the preparation of the amendment to the Plan only focuses on addressing comments and concerns offered by DOF on the 2013 Plan.

In emails and telephone communications with DOF about the 2013 Plan, DOF suggested that the Successor Agency bring an amendment to the Plan to the Oversight Board for approval, which to take into account the changes and suggestions offered by DOF. Such amendment to the 2013 Plan would address DOF prior concerns and more importantly, the amendment to the 2013 Plan could receive approval by the State. This amendment to the 2013 Plan addresses all of the comments and concerns raise by DOF and is being submitted to the Successor Agency and if approved, will then be presented to the Oversight Board for approval.

AUTHORITY/LEGISLATIVE MANDATES

AB X1 26 (the "Dissolution Act") is the legislation that dissolve redevelopment agencies throughout the State of California as of February 1, 2012. The City of Pomona has initiated the process under the Dissolution Act to unwind the affairs of its Redevelopment Agency. The City Council of the City of Pomona approved Resolution No. 2012-8 electing to become the Successor Agency to the former Redevelopment Agency in pursuant to Part 1.85 of Division 24 of the California Health and Safety Code.

In June 2012, the State passed AB 1484 for the purposes of making technical and substantive amendment to the Dissolution Act that set forth the process of unwinding the former Redevelopment Agency. In general, AB 1484 sets forth the procedures for the Successor Agency to account for existing assets including real-estate properties.

AB 1484 prohibits the Successor Agency from disposing real-estates asset until it has received a "Finding of Completion" from the State's Department of Finance (DOF) and an approved Long Range Property Management Plan (LRPMP or the Plan). On May 9, 2013, the Successor Agency was granted approval of its due diligent review and received the Finding of Completion from the DOF (See Appendix 1).

Health and Safety Code, Section 34191.5(b) requires Successor Agencies to within six-month upon receipt of a Finding of Completion must submit a Long Range Property Management Plan of real property to the Oversight Board for approval. On August 8, 2013, the LRPMP was presented to the Oversight Board. The Oversight Board adopted

Resolution No. OB 2013-8 approving the Plan and the Plan was transmitted to DOF for review and approval.

PURPOSE OF THE LONG RANGE PROPERTY MANAGEMENT PLAN

The Long Range Property Management Plan (the Plan) is a document that guides the disposal of real property holding of the former Redevelopment Agency and transferred those holdings to the Successor Agency under the Dissolution Act. Once the Plan is approved all listed real properties and interests in real property are transferred to the "Community Redevelopment Property Trust Fund (the "Trust"), which to be established by the Successor Agency for disposal or hold in accordance to the Plan.

The purpose of the Plan is to maximize return on the disposition of real-property and to hold real-property to meet existing obligations. The emphasis of the Dissolution Act is to dispose of real-property it received from the dissolved Redevelopment Agency either for limited public uses or for disposition into the private market expeditiously and with a focus toward maximizing value. The goal of the Plan is ultimately made available proceed from the disposition for distribution to the affected taxing entities

HOW TO USE THE PLAN

This Long Range Property Management Plan is divided into six-sections, including this introduction. Section II define all real-properties owned by the former Redevelopment Agency prior to the Dissolution Act in one comprehensive "spreadsheet" with the format of the spreadsheet prepared by the State's Department of Finance. Application of the worksheet helps to ensure all of the requirements of the law are included. Section III provides for an aerial view and in some cases a panoramic view of each real-estate to assist the reader with a visual of the property. The next three sections, Sections IV, V and VI deal with the inventory of the former Redevelopment Agency owned properties in segments with each segment highlighted in "green", "yellow" and "orange" shown on the worksheet in Section II. A revised spreadsheet added another category of properties for transfer to the City and is highlighted in "blue."

For example, Section IV addresses specifically properties highlighted in green for possible disposition to entities that have submitted written "letter of intent" to purchase and governmental agencies interested in acquiring the property for their governmental purposes. Section V, defined a group of properties highlighted in yellow to be disposed expeditiously and with a view toward maximizing value, with the intend of the proceeds be used to pay enforceable obligations and remaining proceeds ultimately made available for distribution to the affected taxing entities. Section VI, identify properties to be retained and or transferred for governmental purpose and use under Section 34181(a) of the Health and Safety Code. This group of properties is highlighted with the color orange.

In response to DOF comments, a revised spreadsheet identified as Amendment No. 1 is added to Section II of the Plan. Amendment No. 1 replaces the original spreadsheet

dated July 29, 2013. Amendment No. 1 reflects the creation of a fourth category of properties for disposition. Highlighted in the color "blue" identify properties to be transferred to the City through the sale of those properties based on fair market value. The City and Successor Agency shall enter into a Purchase and Sale Agreement for the transfer of those properties and for the City to utilize the properties for its Vehicle Parking District. In addition, Amendment No. 1 also includes corrections and clarifications as proposed by DOF.

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II. INVENTORY OF SUCCESSOR AGNECY REAL-ESTATE ASSETS

The Successor Agency is required to submit for approval to the Oversight Board and the State's Department of Finance (DOF) a Long Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency. The law requires specific details about the property such as date of acquisition, purpose for the purchase, property data, estimate of value, information on contamination (if any), and other pertinent information. The Department of Finance has developed a tracking tool that incorporates all the requirements into a single spreadsheet for use by the Successor Agency. While it is not required to use this tracking tool, this LRPMP incorporate the use of the spreadsheet offered by DOF.

Section II of the Long Range Property Management Plan identified all real-estates owned by the Successor Agency following the dissolution of the former Redevelopment Agency. A total of 42 parcels are currently owned by the Successor Agency and are located within 24 sites. The following is a comprehensive spreadsheet outlining all of the properties currently owned by the Successor Agency.

Following comments provided by DOF, a revised spreadsheet is added to Section II. The revised spreadsheet is identified as Amendment No. 1, dated June 2, 2014, which replaces the original spreadsheet dated. The revised spreadsheet incorporate changes and corrections to various columns proposed by DOF and include two separate categories of properties for transfer to the City. The first category is properties to be transferred to the City with just compensation based on fair market value. These properties are highlighted in the color "blue." The second category is properties to be transferred to the City for purposes of "governmental use." The properties in this category are highlighted in the color "orange" as was the case shown in the original spreadsheet.

The intention of the Successor Agency and the City is to enter into a form of disposition agreement and/or purchase and sale agreement between the two parties in order for the City to continue to utilize these properties highlighted in blue for "public parking" and potentially for future economic development. The goal of the Successor Agency is to seek compensation based on fair market value for the transfer of these properties to the City.

Once the Amended 2013 LRPMP is approved by the Successor Agency, the Oversight Board and the State DOF, the properties highlighted in orange will transfer to the City. The properties highlighted in "blue" will transfer subject to the approval of an approved disposition and/or purchase and sale agreement between the Successor Agency and the City by the Oversight Board and DOF. The remaining properties highlighted in green and yellow will be disposed based on the schedule outlined in the LRPMP.

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Successor Agency: POMONA
County: LOS ANGELES

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA - AMENDMENT NO. 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14
				HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(
No.	Site	Property Type	Permissable Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #
1		Vacant Lot	Retail	3/5/07	$ 847,886	$ 1,225,125	Appraised	2011	$ 1,225,125	Jan 2014	Auto Mall Expansion	Lot 8 Auto Center Dr.	8344-024-935
2	1	Vacant Lot	Retail	3/5/07	$ 847,886	$ 1,225,125	Appraised	2011	$ 1,225,125	Jan 2014	Auto Mall Expansion	Lot 8 Auto Center Dr.	8344-024-936
3		Commercial Landfill Parcel 1	Regional Commercial	9/20/94	$ 2,082,705	775000	Offer	2013	$ 775,000	Spring 2014	Eliminate Blight	Pomona Ranch Plaza	8708-001-929
4	2	Commercial Landfill Parcel 2	Regional Commercial	9/20/94	$ -	$ 225,000	Offer	2013	$ 225,000	Spring 2014	Eliminate Blight	Pomona Ranch Plaza	8708-001-930
5	3	Parking Lot	Retail / Parking	1/31/86	$ 84,157	$ 283,750	Commercial	2013	$ 290,000	Jan 2014	Eliminate Blight	340 Short St.	8348-001-900
6	4	Vacant Lot	Retail / Parking	11/15/90	$ 1,283,480	$ 293,850	Commercial	2013	$ 300,000	Jan 2014	Eliminate Blight	2030 W. Holt Ave	8348-001-901
7		Vacant Lot	Retail	9/28/07	$ 783,618	$ 250,000	Appraised	2012	$ 250,000	N/A	Retail Center	556 E. Foothill Blvd	8367-002-900
8		Vacant Lot	Retail	3/5/07	$ 547,271	$ 567,240	Offers	2012	$ 650,000	Jan 2014	Retail Center	704 E. Foothill Blvd	8367-003-900
9	5	Vacant Lot	Retail	3/5/07	$ 1,111,133	$ 545,400	Offers	2012	$ 600,000	Jan 2014	Retail Center	700 E. Foothill Blvd	8367-003-901
10	6	Surplus Vacant Lot	No Dev. Standard	10/17/01	$ 4,328	$ 2,500	No Offer	2012	None	TBD	Eliminate Blight	405 W. 9th St.	8341-015-901
42	24	Remnant Parcel -Mission/71Fwy	Manufacturing	11/12/1997	$ 20,000	20,000	Offers	2014	$ 20,000	June 2014	71 Fwy Expansion Project	NEC Mission Bl/71 Fwy	8707-019-908
11	7	Mixed Use Building	Mixed Use	2/4/08	$ 8,355,794	$ 7,500,000	Comps	2012	$ 7,500,000	Jan 2014	Bankruptcy Sale	101 W. Mission Blvd	8341-008-910
12	8	Condominium Units	Unt 314	12/10/08	$ 141,750	$ 120,000	Comps	2012	$ 120,000	Jan 2014	Forcelosure Sale	101 W. Mission Blvd	8341-008-916
13	9	Condominium Units	Unt 315	12/10/08	$ 152,250	$ 140,000	Comps	2012	$ 140,000	Jan 2014	Forcelosure Sale	101 W. Mission Blvd	8341-008-917
14	10	Vacant Lot	Mixed Use - I	9/05/01	$ 100,141	$ 77,970	Future Dev	2013	$ 40,000	Jan 2014	Eliminate Blight	400 E. 4th St.	8335-013-909
15	11	Vacant Lot	Retail / Office	6/13/02	$ 206,590	$ 55,000	Market	2013	$ 55,000	Summer 2014	Eliminate Blight	1616 W. Mission	8349-002-900
16		Vacant Lot	Retail / Commercial	7/23/03	$ 190,448	$ 80,000	Market	2013	$ 80,000	Summer 2014	Eliminate Blight	1626 W. Missiion Blvd	8349-002-902
17	12	Vacant Lot	Retail / Commercial	7/28/03	$ 113,806	$ 75,000	Market	2013	$ 75,000	Summer 2014	Eliminate Blight	1630 W. Mission Blvd	8349-002-901
18		Vacant Lot/Community Garden	Mixed Use	9/28/07	$ 61,234	$ 77,000	Comps	2012	$ 77,000	Jan 2014	Land Assembly	192 E. Center St.	8336-026-904
19	13	Vacant Lot/Community Garden	Mixed Use	9/28/07	$ 61,234	$ 77,000	Comps	2012	$ 77,000	Jan 2014	Land Assembly	353 Gibbs St.	8336-026-905
20		Vacant Lot	Retail / Office	12/5/03	$ 248,099	$ 55,000	Market	2013	$ 55,000	Jan 2014	Eliminate Blight	405 N. Hamilton	8348-009-904
21	14	Vacant Lot	Retail / Office	2/26/04	$ 156,200	$ 60,000	Market	2013	$ 60,000	Jan 2014	Eliminate Blight	415 N. Hamilton	8348-009-905
22	15	Vacant	Manufacturing	1/23/89	$ 125,000	$ 120,000	Market	2013	$ 120,000	Jun-14	Eliminate Blight	1300 S. Reservoir	8327-019-900
23	16	Vacant Lot	Service Station	12/29/09	$ 2,536,804	$ 350,000	Comps	2012	$ 350,000	June 2014	Litigation Settlement	1510 Merchison Ave	8358-035-944
24		Commercial	Retail	5/28/08	$ 951,188	$ 300,000	Comps	2012	$ 300,000	June 2014	Mixed Use	2501 N. Garey Ave	8371-014-900
25	17	Commercial	Retail	5/28/08	$ -	$ 50,000	Comps	2012	$ 50,000	June 2014	Mixed Use	141 W. Greville St.	8371-014-901
31		Commercial	Residential / Office and Retail	2/18/93	$ 59,135	$ 48,500	Comps	2014	$ 48,500	July 2014	Commercial & Retail	112 E. 2nd St.	8335-010-905
32		Commercial	Residential / Office and Retail	2/18/93	$ 62,684	$ 52,000	Comps	2014	$ 52,000	July 2014	Commercial & Retail	120 E. 2nd St.	8335-010-906
33	19	Commercial	Residential / Office and Retail	2/18/93	$ 20,484	$ 17,000	Comps	2014	$ 17,000	July 2014	Commercial & Retail	130 E. 2nd St.	8335-010-907
34		Commercial	Residential / Office and Retail	5/23/93	$ 253,322	$ 140,000	Comps	2014	$ 140,000	July 2014	Commercial & Retail	400 Block of 4th St.	8335-013-904
35		Commercial	Residential / Office and Retail	5/23/93	$ 143,488	$ 78,000	Comps	2014	$ 78,000	July 2014	Commercial & Retail	400 Block of 4th St.	8335-013-906
36		Commercial	Residential / Office and Retail	5/23/93	$ 55,172	$ 30,000	Comps	2014	$ 30,000	July 2014	Commercial & Retail	400 Block of 4th St.	8335-013-907
37	20	Commercial	Residential / Office and Retail	5/23/93	$ 121,379	$ 66,000	Comps	2014	$ 66,000	July 2014	Commercial & Retail	400 Block of 4th St.	8335-013-908
26		Parking Lot	Multi-Family Residential	2/19/85	$ 9,327	$ 37,000	Comps	2014	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-907
27		Parking Lot	Multi-Family Residential	2/19/85	$ 14,291	$ 57,000	Comps	2014	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-908
28		Parking Lot	Multi-Family Residential	2/19/85	$ 5,752	$ 23,000	Comps	2014	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-909
29		Parking Lot	Multi-Family Residential	2/19/85	$ 15,927	$ 64,000	Comps	2014	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-910
30	18	Parking Lot	Multi-Family Residential	2/19/85	$ 15,477	$ 62,000	Comps	2014	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-911
38		Unpaved Parking Lot	Parking for Washington Park	7/5/02	$ 389,476	$ 323,000	Comps	2014	None	N/A	Park Expension	1110 S. Towne Ave	8333-005-909
39	21	Unpaved Parking Lot	Parking for Washington Park	3/17/03	$ 170,332	$ 62,000	Comps	2014	None	N/A	Park Expension	1192 S. Towne Ave	8333-005-910
40	22	Single Family Residential	City Park	8/25/04	$ 187,757	$ 69,000	Appraised	7/1/13	None	N/A	Park Development	355 W. Jefferson	8340-001-907
41	23	Public Road to Veteran Park	Public Street	11/12/1997	$ 182,500	$ 365,000	Comps	2014	None	N/A	Provide Access to Veteran Park	West Mission Blvd	8707-019-906

Successor Agency: POMONA
County: LOS ANGELES

v.2.22.13

LONG RANGE PROPERTY MANAGEMENT PLAN: F

Revised: 05/20/14
Time: 2:00pm

1	2	3	15	16	17	18	19	20	21	22	23	24	
			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)		
No.	Site	Property Type	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	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	Site	No.
1		Vacant Lot	245,025	C-4	$ 1,125,125	None	Assessment Dist Tax	None	No	Select Lewis Co. Offers	Auto Center		1
2	1	Vacant Lot	245,025	C-4	$ 1,125,125	None	Assessment Dist Tax	None	No	Select Lewis Co. Offers	Auto Center	1	2
3		Commercial Landfill Parcel 1	548,420	SP-RC	$ 775,000	None	DTSC Restriction	Yes	No	Sale to Developer	Landfill Site		3
4	2	Commercial Landfill Parcel 2	548,420	SP-RC	$ 225,000	None	DTSC Restriction	Yes	No	Sale to Developer	Landfill Site	2	4
5	3	Parking Lot	28,375	C-4	$ 350,000	$ 2,905	Lease with LA County	None	No	Sale to L.A. County	Parking for DPSS	3	5
6	4	Vacant Lot	29,385	C-4	$ 300,000	None	None	None	No	Market for Sale	Vacant Lot	4	6
7		Vacant Lot	19,513	C-4	$ 250,000	None	None	None	No	Currently in Litigation	Neighborhood Retail Ctr		7
8		Vacant Lot	37,816	C-4	$ 576,240	None	None	None	No	Select Offers	Neighborhood Retail Ctr		8
9	5	Vacant Lot	36,360	C-4	$ 545,400	None	None	None	No	Select Offers	Neighborhood Retail Ctr	5	9
10	6	Surplus Vacant Lot	2,500	R-1	$ 2,500	None	None	None	No	Offer to Adjacent Property	Remnant Lot	6	10
42	24	Remnant Parcel -Mission/71Fwy	40,000	M-1	$ 20,000	None	None	Deed Restriction	No	Sale to Adjacent Property Owner	Industrial Use	24	42
11	7	Mixed Use Building	75,000	MU-CBD	$ 5,000,000	$ 32,000	Existing Leases	None	Yes	Market for Sale	Developed	7	11
12	8	Condominium Units	1,050	MU-CBD	$ 170,000	$ 1,000	Month to Month	None	Yes	Market for Sale	Developed	8	12
13	9	Condominium Units	950	MU-CBD	$ 140,000	$ 1,000	Month to Month	None	Yes	Market for Sale	Developed	9	13
14	10	Vacant Lot	7,797	MU-I	$ 40,000	None	None	None	Yes	Sale to City/VPD	VPD-Public Parking	10	14
15	11	Vacant Lot	5,969	C-4	$ 55,000	None	None	None	No	Market for Sale	Mixed-Use Project	11	15
16		Vacant Lot	6,350	C-4	$ 80,000	None	None	None	No	Market for Sale	Mixed-Use Project		16
17	12	Vacant Lot	6,250	C-4	$ 75,000	None	None	None	No	Market for Sale	Mixed-Use Project	12	17
18		Vacant Lot/Community Garden	7,656	MU-I	$ 77,000	None	Month to Month	None	Yes	Market for Sale	Residential House		18
19	13	Vacant Lot/Community Garden	7,788	MU-I	$ 78,000	None	Month to Month	None	Yes	Market for Sale	Residential House	13	19
20		Vacant Lot	6,216	C-2	$ 63,000	None	None	None	No	Market for Sale	Land Assemblage		20
21	14	Vacant Lot	6,570	C-2	$ 66,000	None	None	None	No	Market for Sale	Land Assemblage	14	21
22	15	Vacant	12,132	M-1	$ 120,000	None	None	None	No	Market for Sale	Residential House	15	22
23	16	Vacant Lot	17,700	C-4	$ 350,000	None	None	Completed Remediation	No	Market for Sale	Former Gas Station	16	23
24		Commercial	12,480	C-4	$ 300,000	$ 500	Month to Month	None	Yes	Market for Sale	Potential for Mixed Use		24
25	17	Commercial	6,000	C-4	N/A	N/A	N/A	None	Yes	N/A	Potential for Mixed Use	17	25
31		Commercial	4,850	MU-CBD	48,500	None	VPD Requirement	None	Yes	Disposition Agmt with City/VPD	VPD-Public Parking		31
32		Commercial	5,141	MU-CBD	52,000	None	VPD Requirement	None	Yes	Disposition Agmt with City/VPD	VPD-Public Parking		32
33	19	Commercial	1,680	MU-CBD	17,000	None	VPD Requirement	None	Yes	Disposition Agmt with City/VPD	VPD-Public Parking	19	33
34		Commercial	13,775	MU-I	140,000	None	VPD Requirement	None	Yes	Disposition Agmt with City/VPD	VPD-Public Parking		34
35		Commercial	7,800	MU-I	78,000	None	VPD Requirement	None	Yes	Disposition Agmt with City/VPD	VPD-Public Parking		35
36		Commercial	3,000	MU-I	30,000	None	VPD Requirement	None	Yes	Disposition Agmt with City/VPD	VPD-Public Parking		36
37	20	Commercial	6,600	MU-I	66,000	None	VPD Requirement	None	Yes	Disposition Agmt with City/VPD	VPD-Public Parking	20	37
26		Parking Lot	3,720	R-3	37,000	None	None	None	No	Transfer to City/Government Use	PD Employee Parking		26
27		Parking Lot	5,700	R-3	57,000	None	None	None	No	Transfer to City/Government Use	PD Employee Parking		27
28		Parking Lot	2,294	R-3	23,000	None	None	None	No	Transfer to City/Government Use	PD Employee Parking		28
29		Parking Lot	6,353	R-3	64,000	None	None	None	No	Transfer to City/Government Use	PD Employee Parking		29
30	18	Parking Lot	6,173	R-3	62,000	None	None	None	No	Transfer to City/Government Use	PD Employee Parking	18	30
38		Unpaved Parking Lot	46,200	R-1	323,000	None	None	None	No	Transfer to City/Government Use	Park Expansion		38
39	21	Unpaved Parking Lot	12,275	R-1	62,000	None	None	None	No	Transfer to City/Government Use	Park Expansion	21	39
40	22	Single Family Residential	6,500	R-1	69,000	None	None	None	No	Transfer to City/Government Use	Park Project	22	40
41	23	Public Road to Veteran Park	36,500	M-1	N/A	N/A	N/A	Deed Restriction	No	Transfer to City/Government Use	Veteran Park Road	23	41

Successor Agency: POMONA
County: LOS ANGELES

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

1	2	3	4	5	6	7	8	9	10	11	12	13	14
				HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(
No.	Site	Property Type	Permissable Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #
1		Vacant Lot	Retail	3/5/07	$ 847,886	$ 1,225,125	Appraised	2011	$ 1,225,125	Jan 2014	Auto Mall Expansion	Lot 8 Auto Center Dr	8344-024-935
2	1	Vacant Lot	Retail	3/5/07	$ 847,886	$ 1,225,125	Appraised	2011	$ 1,225,125	Jan 2014	Auto Mall Expansion	Lot 8 Auto Center Dr	8344-024-936
3		Commercial Landfill Parcel 1	Regional Commercial	9/20/94	None	Unknown	N/A	Unknown	None	Spring 2014	Eliminate Blight	Pomona Ranch Plaza	8708-001-929
4	2	Commercial Landfill Parcel 2	Regional Commercial	9/20/94	$ 2,082,705	Unknown	N/A	Unknown	Unknown	Spring 2014	Eliminate Blight	Pomona Ranch Plaza	8708-001-930
5	3	Parking Lot	Retail / Parking	1/31/86	$ 84,157	$ 283,750	Commercial	2013	$ 290,000	Jan 2014	Eliminate Blight	340 Short St.	8348-001-900
6	4	Vacant Lot	Retail / Parking	11/15/90	$ 1,283,480	$ 293,850	Commercial	2013	$ 300,000	Jan 2014	Eliminate Blight	2030 W. Holt Ave	8348-001-901
7		Vacant Lot	Retail	9/28/07	$ 783,618	$ 250,000	Appraised	2012	$ 250,000	N/A	Retail Center	556 E. Foothill Blvd	8367-002-900
8		Vacant Lot	Retail	3/5/07	$ 547,271	$ 567,240	Offers	2012	$ 650,000	Jan 2014	Retail Center	704 E. Foothill Blvd	8367-003-900
9	5	Vacant Lot	Retail	3/5/07	$ 1,111,133	$ 545,400	Offers	2012	$ 600,000	Jan 2014	Retail Center	700 E. Foothill Blvd	8367-003-901
10	6	Surplus Vacant Lot	No Dev. Standard	10/17/01	$ 4,328	None	Too Small	None	None	N/A	Eliminate Blight	405 W. 9th St.	8341-015-901
11	7	Mixed Use Building	Mixed Use	2/4/08	$ 6,355,794	$ 7,500,000	Comps	2012	$ 7,500,000	Jan 2014	Bankruptcy Sale	101 W. Mission Blvd	8341-008-910
12	8	Condominium Units	Unt 314	12/10/08	$ 141,750	$ 120,000	Comps	2012	$ 120,000	Jan 2014	Forcelosure Sale	101 W. Mission Blvd	8341-008-916
13	9	Condominium Units	Unt 315	12/10/08	$ 152,250	$ 140,000	Comps	2012	$ 140,000	Jan 2014	Forcelosure Sale	101 W. Mission Blvd	8341-008-917
14	10	Vacant Lot	Mixed Use - I	9/05/01	$ 100,141	$ 77,970	Future Dev	2013	$ 40,000	Jan 2014	Eliminate Blight	400 E. 4th St.	8335-013-909
15	11	Vacant Lot	Retail / Office	5/13/02	$ 206,590	$ 55,000	Market	2013	$ 55,000	Summer 2014	Eliminate Blight	1616 W. Mission	8349-007-900
16		Vacant Lot	Retail / Commercial	7/23/03	$ 190,448	$ 80,000	Market	2013	$ 80,000	Summer 2014	Eliminate Blight	1626 W. Mission Blvd	8349-002-902
17	12	Vacant Lot	Retail / Commercial	7/28/03	$ 113,806	$ 75,000	Market	2013	$ 75,000	Summer 2014	Eliminate Blight	1630 W. Mission Blvd	8349-002-901
18		Vacant Lot/Community Garden	Mixed Use	9/28/07	$ 61,234	$ 77,000	Comps	2012	$ 77,000	Jan 2014	Land Assembly	192 E. Center St.	8336-026-904
19	13	Vacant Lot/Community Garden	Mixed Use	9/28/07	$ 61,234	$ 77,000	Comps	2012	$ 77,000	Jan 2014	Land Assembly	353 Gibbs St.	8336-026-905
20		Vacant Lot	Retail / Office	12/5/03	$ 248,099	$ 55,000	Market	2013	$ 55,000	Jan 2014	Eliminate Blight	405 N. Hamilton	8348-009-904
21	14	Vacant Lot	Retail / Office	2/26/04	$ 156,200	$ 60,000	Market	2013	$ 60,000	Jan 2014	Eliminate Blight	415 N. Hamilton	8348-009-905
22	15	Vacant	Manufacturing	1/23/89	$ 125,000	$ 120,000	Market	2013	$ 120,000	Spring 2014	Eliminate Blight	1300 S. Reservoir	8377-019-900
23	16	Vacant Lot	Service Station	12/29/09	$ 2,536,804	$ 350,000	Comps	2012	$ 350,000	Jan 2014	Litigation Settlement	1510 Merchison Ave	8358-035-944
24		Commercial	Retail	5/28/08	$ 634,125	$ 400,000	Comps	2012	$ 400,000	Jan 2014	Mixed Use	2501 N. Garey Ave	8371-014-900
25	17	Commercial	Retail	5/28/08	$ 317,063	N/A	N/A	N/A	N/A	N/A	Mixed Use	141 W. Greville St.	8371-014-901
26		Parking Lot	Multi-Family Residential	2/19/85	$ 9,327	N/A	N/A	N/A	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-907
27		Parking Lot	Multi-Family Residential	2/19/85	$ 14,291	N/A	N/A	N/A	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-908
28		Parking Lot	Multi-Family Residential	2/19/85	$ 5,752	N/A	N/A	N/A	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-909
29		Parking Lot	Multi-Family Residential	2/19/85	$ 15,927	N/A	N/A	N/A	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-910
30	18	Parking Lot	Multi-Family Residential	2/19/85	$ 15,477	N/A	N/A	N/A	None	N/A	Police Department Parking	6th Street/Park Ave	8341-011-911
31		Commercial	Residential / Office and Retail	2/18/93	$ 59,135	N/A	N/A	N/A	None	N/A	Commercial & Retail	112 E. 2nd St	8335-010-905
32		Commercial	Residential / Office and Retail	2/18/93	$ 62,684	N/A	N/A	N/A	None	N/A	Commercial & Retail	120 E. 2nd St	8335-010-906
33	19	Commercial	Residential / Office and Retail	2/18/93	$ 20,484	N/A	N/A	N/A	None	N/A	Commercial & Retail	130 E. 2nd St.	8335-010-907
34		Commercial	Residential / Office and Retail	5/23/93	Unknown	N/A	N/A	N/A	None	N/A	Commercial & Retail	400 Block of 4th St	8335-013-904
35		Commercial	Residential / Office and Retail	5/23/93	$ 143,488	N/A	N/A	N/A	None	N/A	Commercial & Retail	400 Block of 4th St	8335-013-905
36		Commercial	Residential / Office and Retail	5/23/93	$ 55,172	N/A	N/A	N/A	None	N/A	Commercial & Retail	400 Block of 4th St	8335-013-907
37	20	Commercial	Residential / Office and Retail	5/23/93	$ 121,379	N/A	N/A	N/A	None	N/A	Commercial & Retail	400 Block of 4th St	8335-013-908
38		Unpaved Parking Lot	Parking for Washington Park	7/5/02	$ 389,476	N/A	N/A	N/A	None	N/A	Park Expension	1110 S. Towne Ave	8383-005-909
39	21	Unpaved Parking Lot	Parking for Washington Park	3/17/03	$ 170,332	N/A	N/A	N/A	None	N/A	Park Expension	1192 S. Towne Ave	8383-005-910
40	22	Single Family Residential	City Park	8/25/04	$ 187,757	N/A	N/A	N/A	None	N/A	Park Development	355 W. Jefferson	8340-001-907
41	23	Public Road to Veteran Park	Public Street	11/12/1997	Unknown	N/A	N/A	N/A	N/A	N/A	Provide Access to Veteran Park	N/A	8707-019-906
42	24	Remnant Parcel -Mission/71Fwy	Manufacturing	11/12/1997	Unknown	N/A	N/A	N/A	None	N/A	71 Fwy Expansion Project	N/A	8707-019-908

Successor Agency: POMONA
County: LOS ANGELES

v.2.22.13

LONG RANGE PROPERTY MANAGEMENT PLAN: F

Revised: 07/29/13
Time: 09:26am

1	2	3	15	16	17	18	19	20	21	22	23	24	
			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)		
No.	Site	Property Type	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	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	Site	No.
1		Vacant Lot	245,025	C-4	$ 1,125,125	None	Assessment Dist Tax	None	No	Select Lewis Co. Offers	Auto Center		1
2	1	Vacant Lot	245,025	C-4	$ 1,125,125	None	Assessment Dist Tax	None	No	Select Lewis Co. Offers	Auto Center	1	2
3		Commercial Landfill Parcel 1	548,420	SP-RC	Unknown	None	DTSC Restriction	Yes	No	Sale to Developer	Landfill Site		3
4	2	Commercial Landfill Parcel 2	548,420	SP-RC	Unknown	None	DTSC Restriction	Yes	No	Sale to Developer	Landfill Site	2	4
5	3	Parking Lot	28,375	C-4	$ 350,000	$ 2,905	Lease with LA County	None	No	Sale to L.A. County	Parking for DPSS	3	5
6	4	Vacant Lot	29,385	C-4	$ 300,000	None	None	None	No	Market for Sale	Vacant Lot	4	6
7		Vacant Lot	19,513	C-4	$ 250,000	None	None	None	No	Currently in Litigation	Neighborhood Retail Ctr		7
8		Vacant Lot	37,816	C-4	$ 576,240	None	None	None	No	Select Offers	Neighborhood Retail Ctr		8
9	5	Vacant Lot	36,360	C-4	$ 545,400	None	None	None	No	Select Offers	Neighborhood Retail Ctr	5	9
10	6	Surplus Vacant Lot	2,500	R-1	None	None	None	None	No	Offer to Adjacent property	Remnant Lot	6	10
11	7	Mixed Use Building	75,000	MU-CBD	$ 5,000,000	$ 32,000	Existing Leases	None	Yes	Market for Sale	Developed	7	11
12	8	Condominium Units	N/A	MU-CBD	$ 170,000	None	None	None	Yes	Market for Sale	Developed	8	12
13	9	Condominium Units	N/A	MU-CBD	$ 140,000	None	None	None	Yes	Market for Sale	Developed	9	13
14	10	Vacant Lot	7,797	MU-I	$ 40,000	None	None	None	Yes	Sale to City/VPD	VPD-Public Parking	10	14
15	11	Vacant Lot	5,969	C-4	$ 55,000	None	None	None	No	Market for Sale	Mixed-Use Project	11	15
16		Vacant Lot	6,350	C-4	$ 80,000	None	None	None	No	Market for Sale	Mixed-Use Project		16
17	12	Vacant Lot	6,250	C-4	$ 75,000	None	None	None	No	Market for Sale	Mixed-Use Project	12	17
18		Vacant Lot/Community Garden	7,656	MU-I	$ 77,000	None	Month to Month	None	Yes	Market for Sale	Residential House		18
19	13	Vacant Lot/Community Garden	7,788	MU-I	$ 78,000	None	Month to Month	None	Yes	Market for Sale	Residential House	13	19
20		Vacant Lot	6,216	C-2	$ 63,000	None	None	None	No	Market for Sale	Land Assemblage		20
21	14	Vacant Lot	6,570	C-2	$ 66,000	None	None	None	No	Market for Sale	Land Assemblage	14	21
22	15	Vacant	12,132	M-1	$ 120,000	None	None	None	No	Market for Sale	Residential House	15	22
23	16	Vacant Lot	17,700	C-4	$ 350,000	None	None	Completed Remediation	No	Market for Sale	Former Gas Station	16	23
24		Commercial	12,480	C-4	$ 400,000	$ 500	Month to Month	None	Yes	Market for Sale	Potential for Mixed Use		24
25	17	Commercial	6,000	C-4	N/A	N/A	N/A	None	Yes	N/A	Potential for Mixed Use	17	25
26		Parking Lot	3,720	R-3	N/A	None	None	None	Yes	Transfer to City	PD Employee Parking		26
27		Parking Lot	5,700	R-3	N/A	None	None	None	Yes	Transfer to City	PD Employee Parking		27
28		Parking Lot	2,294	R-3	N/A	None	None	None	Yes	Transfer to City	PD Employee Parking		28
29		Parking Lot	6,353	R-3	N/A	None	None	None	Yes	Transfer to City	PD Employee Parking		29
30	18	Parking Lot	6,173	R-3	N/A	None	None	None	Yes	Transfer to City	PD Employee Parking	18	30
31		Commercial	4,850	MU-CBD	N/A	None	VPD Requirement	None	Yes	Transfer to City/VPD	VPD-Public Parking		31
32		Commercial	5,141	MU-CBD	N/A	None	VPD Requirement	None	Yes	Transfer to City/VPD	VPD-Public Parking		32
33	19	Commercial	1,650	MU-CBD	N/A	None	VPD Requirement	None	Yes	Transfer to City/VPD	VPD-Public Parking	19	33
34		Commercial	13,775	MU-I	N/A	None	VPD Requirement	None	Yes	Transfer to City/VPD	VPD-Public Parking		34
35		Commercial	7,800	MU-I	N/A	None	VPD Requirement	None	Yes	Transfer to City/VPD	VPD-Public Parking		35
36		Commercial	3,000	MU-I	N/A	None	VPD Requirement	None	Yes	Transfer to City/VPD	VPD-Public Parking		36
37	20	Commercial	6,600	MU-I	N/A	None	VPD Requirement	None	Yes	Transfer to City/VPD	VPD-Public Parking	20	37
38		Unpaved Parking Lot	46,200	R-1	N/A	None	None	None	No	Transfer to City	Park Expansion		38
39	21	Unpaved Parking Lot	12,275	R-1	N/A	None	None	None	No	Transfer to City	Park Expansion	21	39
40	22	Single Family Residential	6,500	R-1	$ 50,000	None	None	None	No	Transfer to City	Park Project	22	40
41	23	Public Road to Veteran Park	36,500	M-1	N/A	N/A	N/A	Deed Restriction	No	Transfer to City	Veteran Park Road	23	41
42	24	Remnant Parcel -Mission/71Fwy	40,000	M-1	Unknown	None	None	Deed Restriction	No	Transfer to City	Veteran Park Expansion	24	42

III. SITE ILLUSTRATIONS OF ALL REAL-PROPERTIES

This section provides the reader with aerials and photo illustrations of each parcel defined in the LRPMP. While there are 42 parcels that are owned by the Successor Agency, the LRPMP identified them as properties located in 24 sites within the City. The photo illustrations and the aerials are organized by sites and correspondence with the spreadsheet shown in Section II.

The aerials and photo illustrations have been revised to reflect the changes outlined in the amendment to the spreadsheet and the creation of the fourth category of properties for transfer to the City, which is highlighted in "blue." Again the purpose of the aerials and the photo illustrations is to assist the reader to clearly delineate the location of each of the 42 properties currently owned by the Successor Agency.

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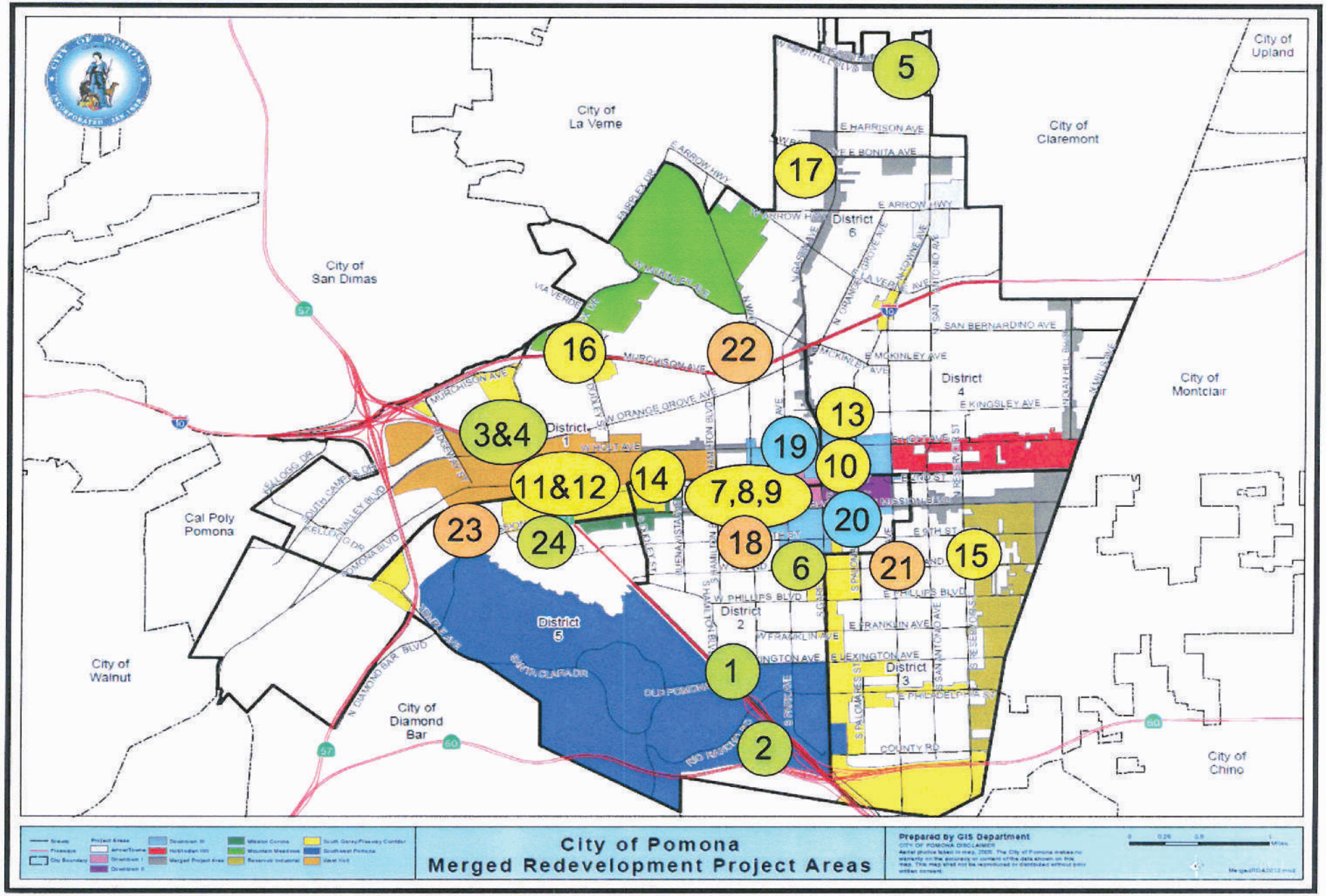
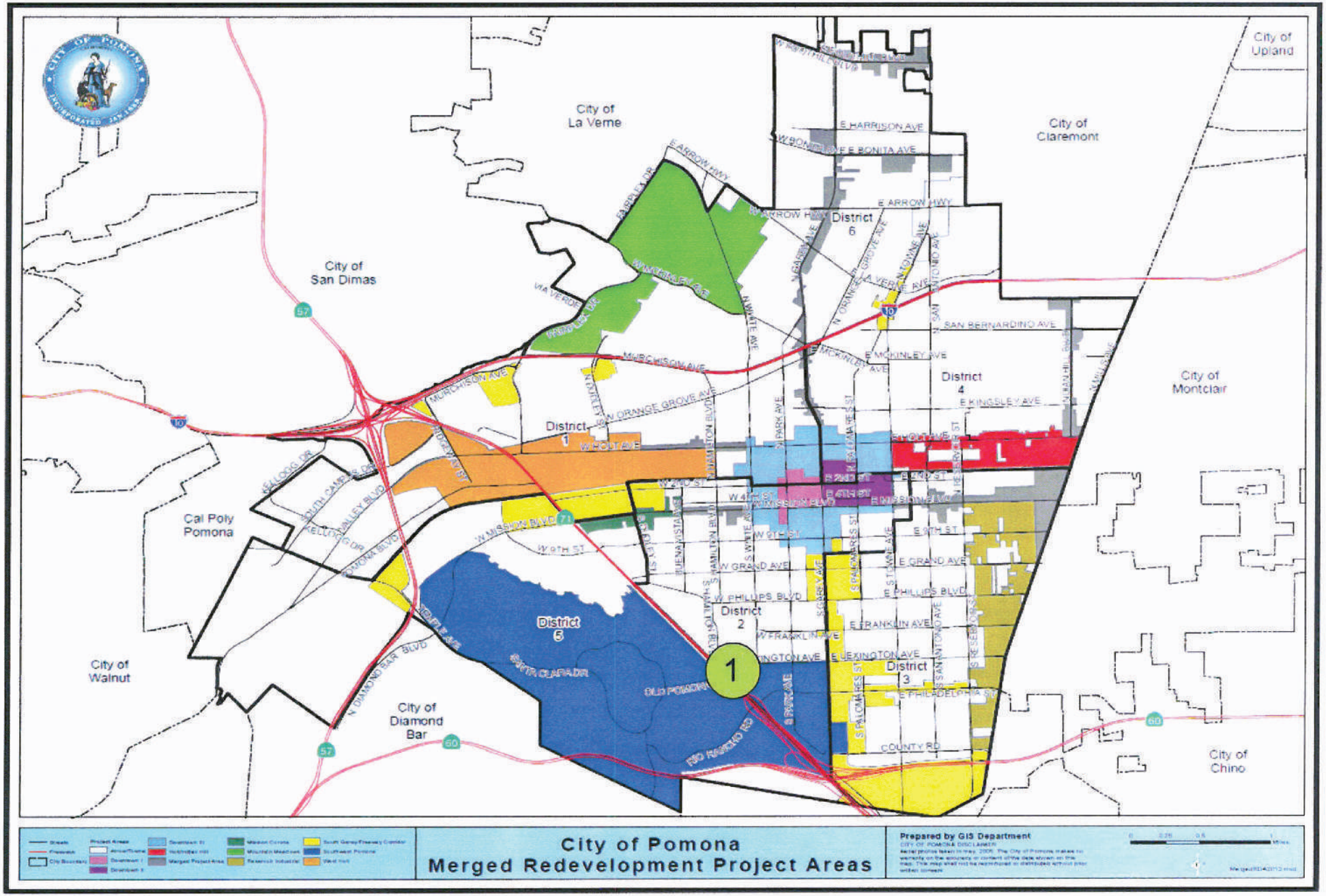
Site Location Map



Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 1

LOCATION: (LEXINGTON AVE & WHITE AVE/71FWY)

AERIAL

STREET VIEW

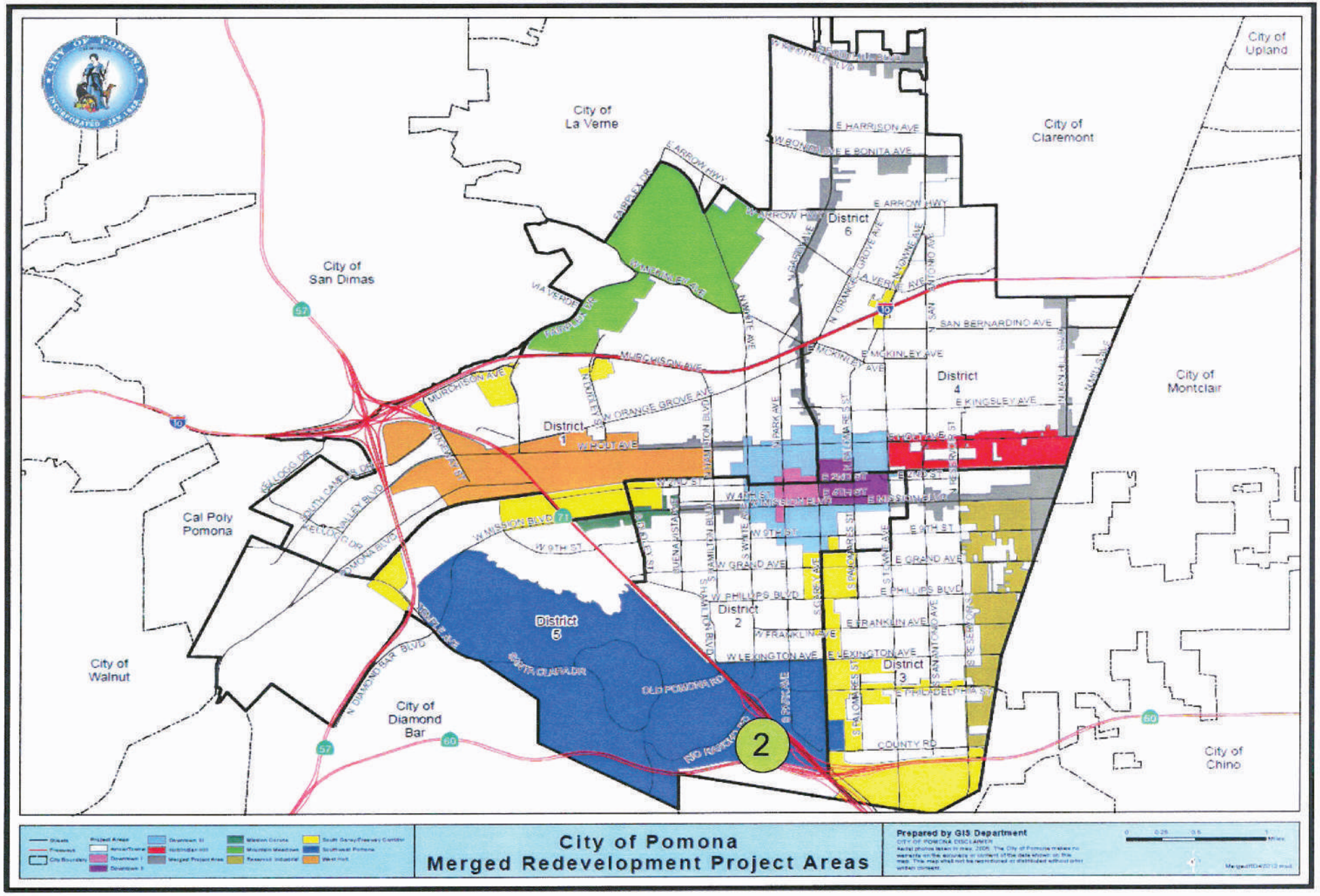
Item # 1

APN: **8344-024-935**

Item # 2

APN: **8344-024-936**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – SOUTHWEST POMONA

Site No. 2

LOCATION: (LOT 3, AND POMONA RANCH PLAZA)

AERIAL

STREET VIEW

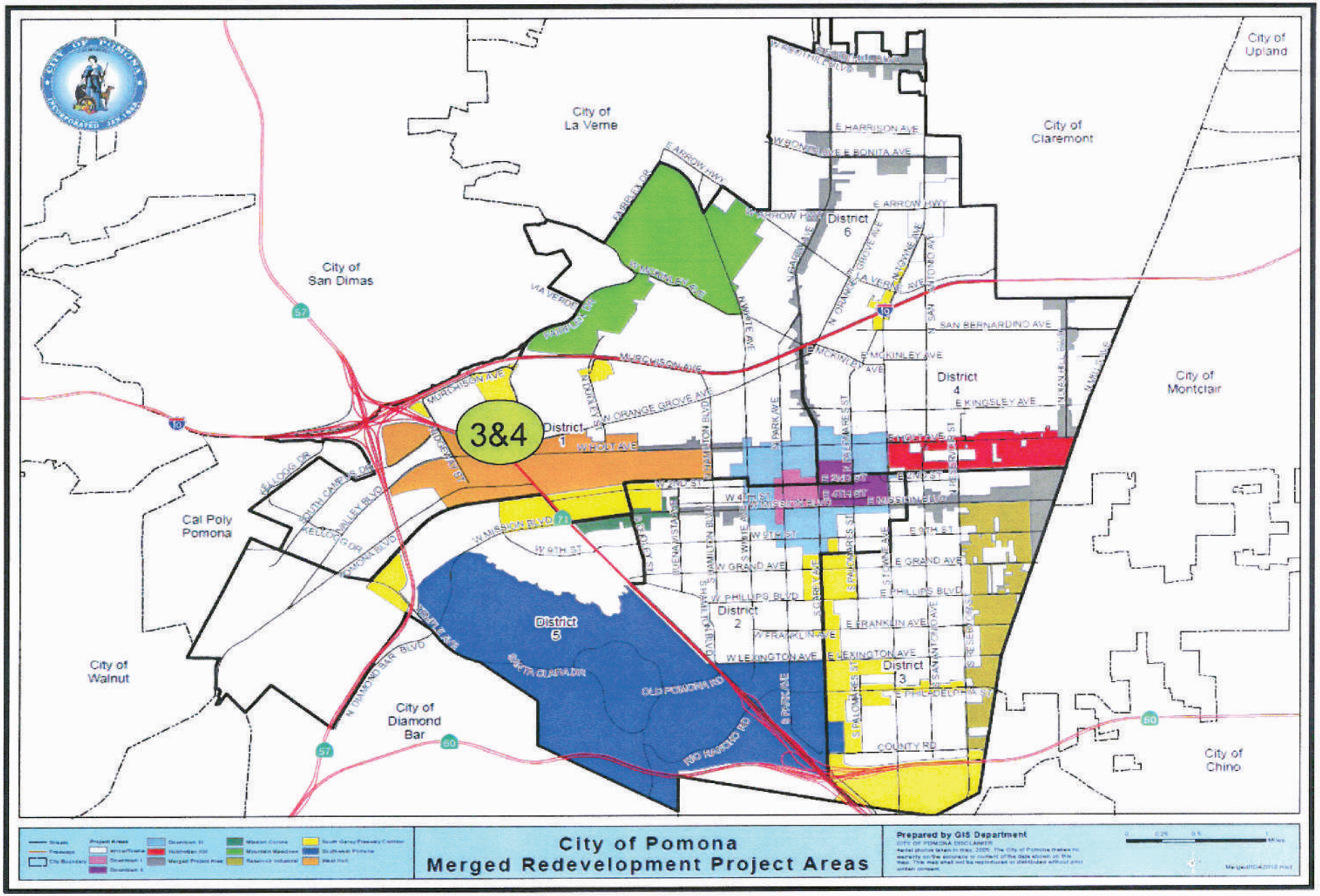
Item # 3

APN: **8708-001-929**

Item # 4

APN: **8708-001-930**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – WEST HOLT

Site No. 3

Item # 5

AERIAL

STREET VIEW

ADDRESS: 340 SHORT AVE
APN: **8348-001-900**

CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – WEST HOLT

Site No. 4

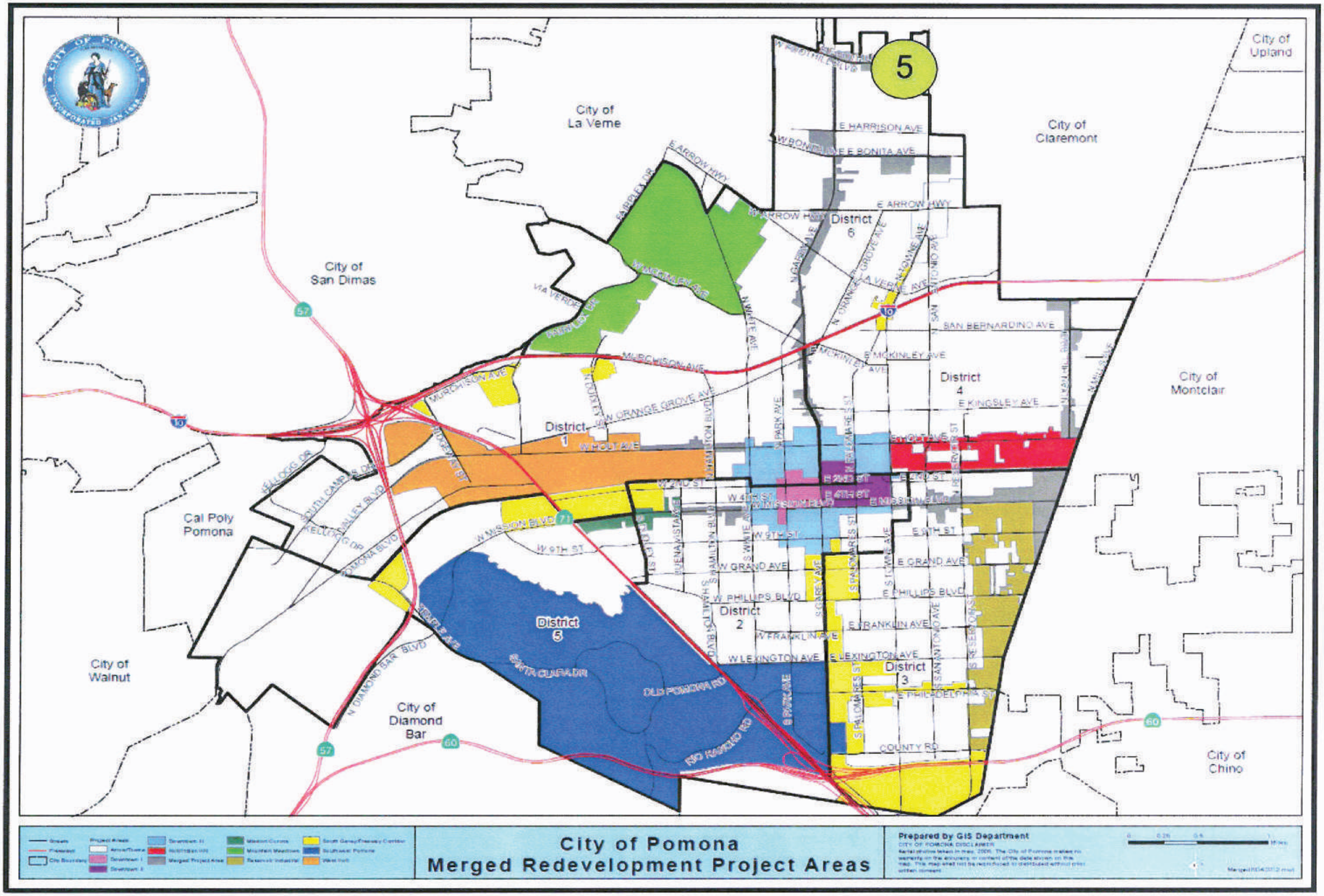
Item # 6

AERIAL

STREET VIEW

ADDRESS: 2030 W. HOLT AVE
APN: **8348-001-901**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 5

AERIAL

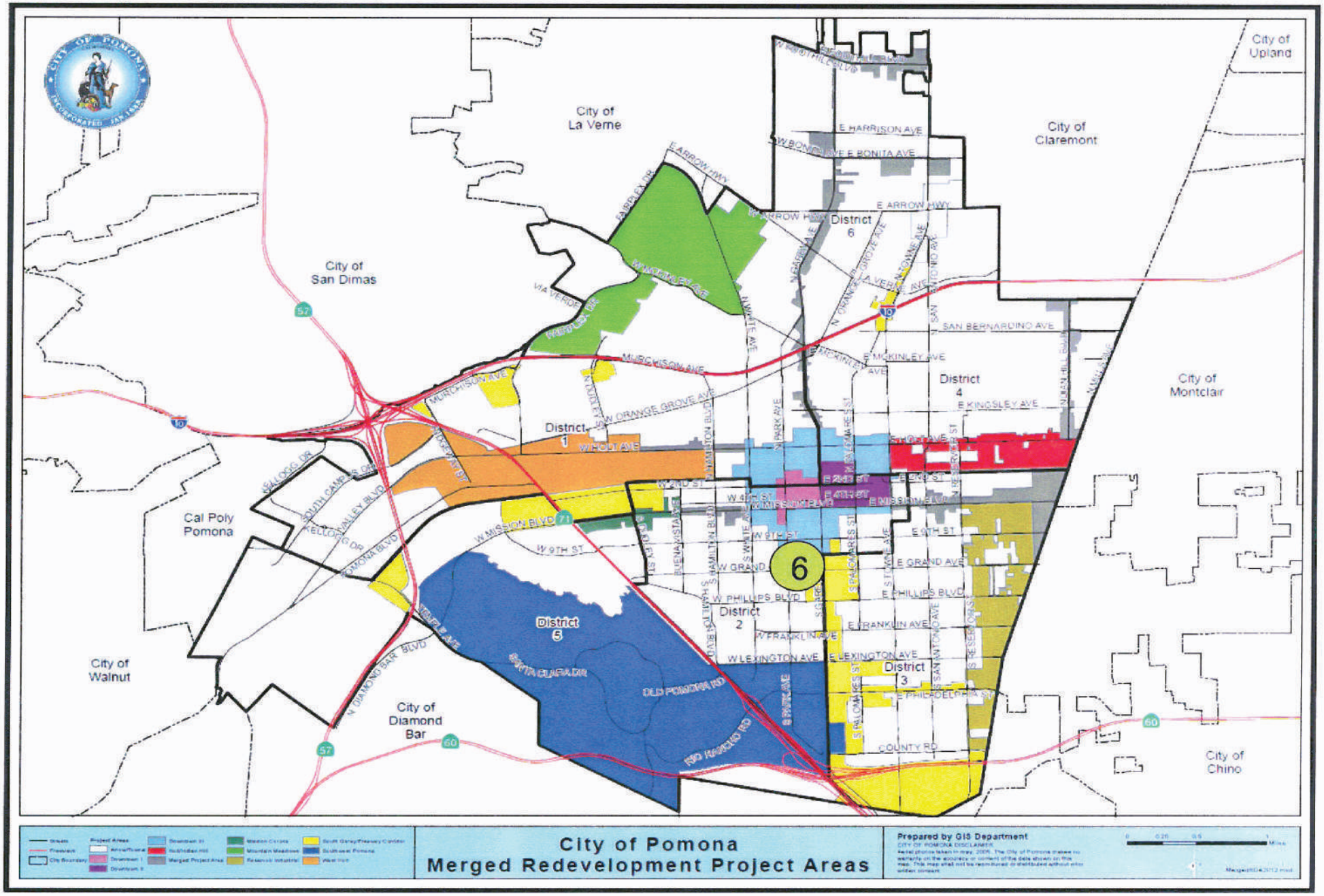
Item # 7 — ADDRESS: 556 E. FOOTHILL BLVD
APN: **8367-002-900**

Item # 8 — ADDRESS: 704 E. FOOTHILL BLVD
APN: **8367-003-900**

Item # 9 — ADDRESS: 700 E. FOOTHILL BLVD
APN: **8367-003-901**

STREET VIEW

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 6

Item # 10

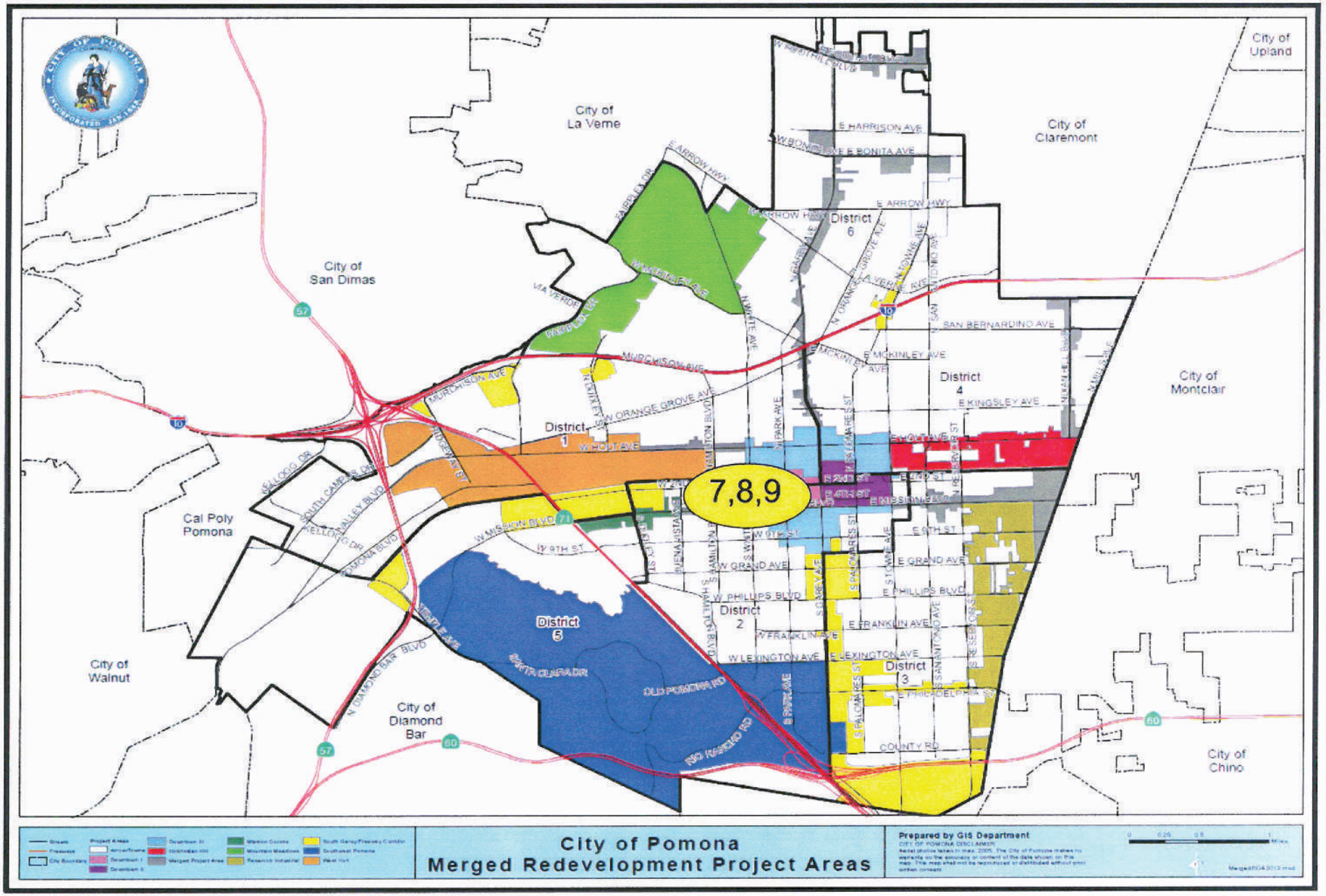
AERIAL

STREET VIEW

ADDRESS: 405 W. NINTH STREET

APN: **8341-015-901**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 7, 8, 9

Item # 11, 12 & 13

AERIAL

STREET VIEW

ADDRESS: 101 W. MISSION BOOULEVARD
LOCATION: (MISSION PROMENADE)

APN: **8341-008-910**

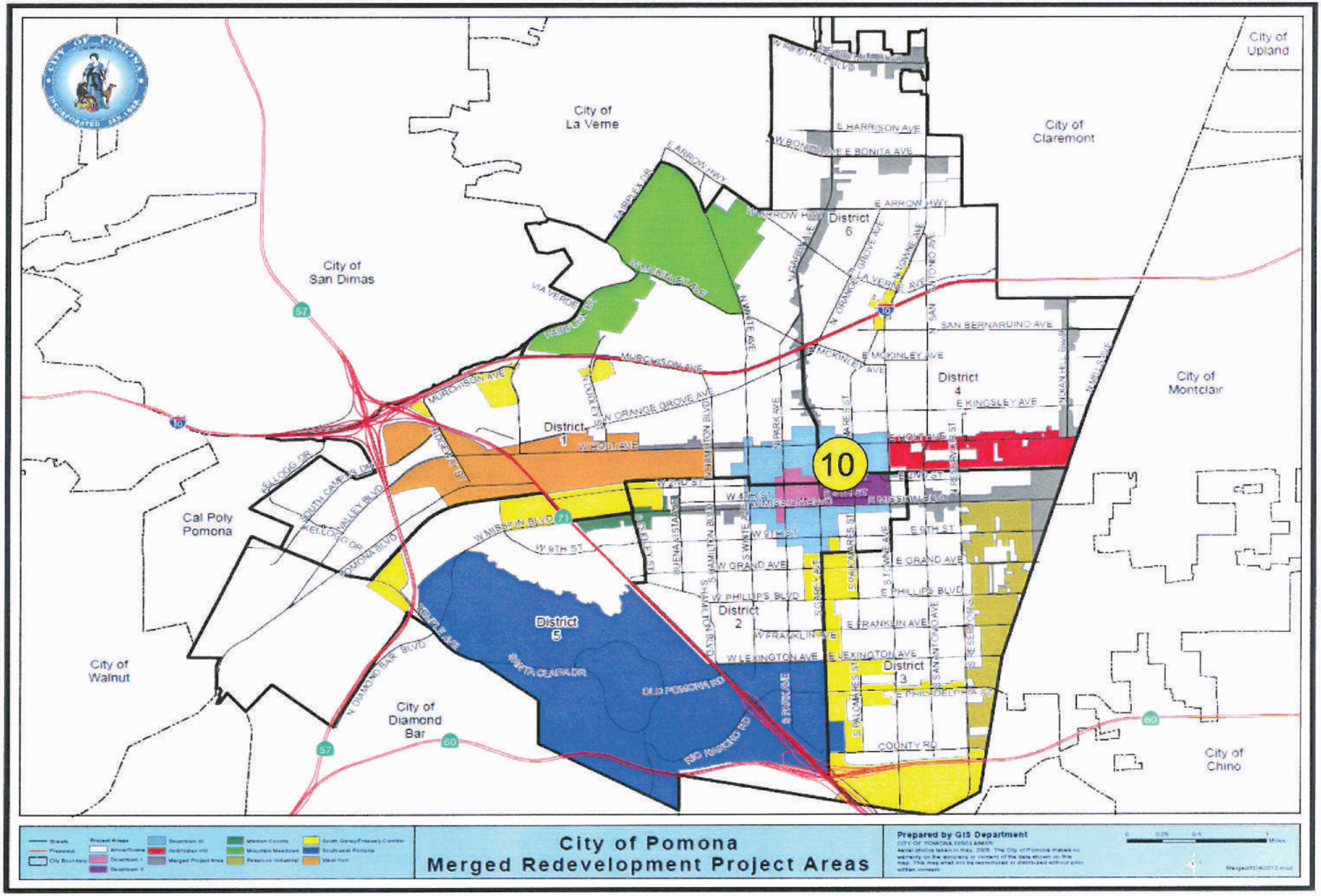
ADDRESS: 101 W. MISSION BOULEVARD
LOCATION: (MISSION PROMENADE #314)

APN: **8341-008-916**

ADDRESS: 101 W. MISSION BOOULEVARD
LOCATION: (MISSION PROMENADE #315)

APN: **8341-008-917**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 10

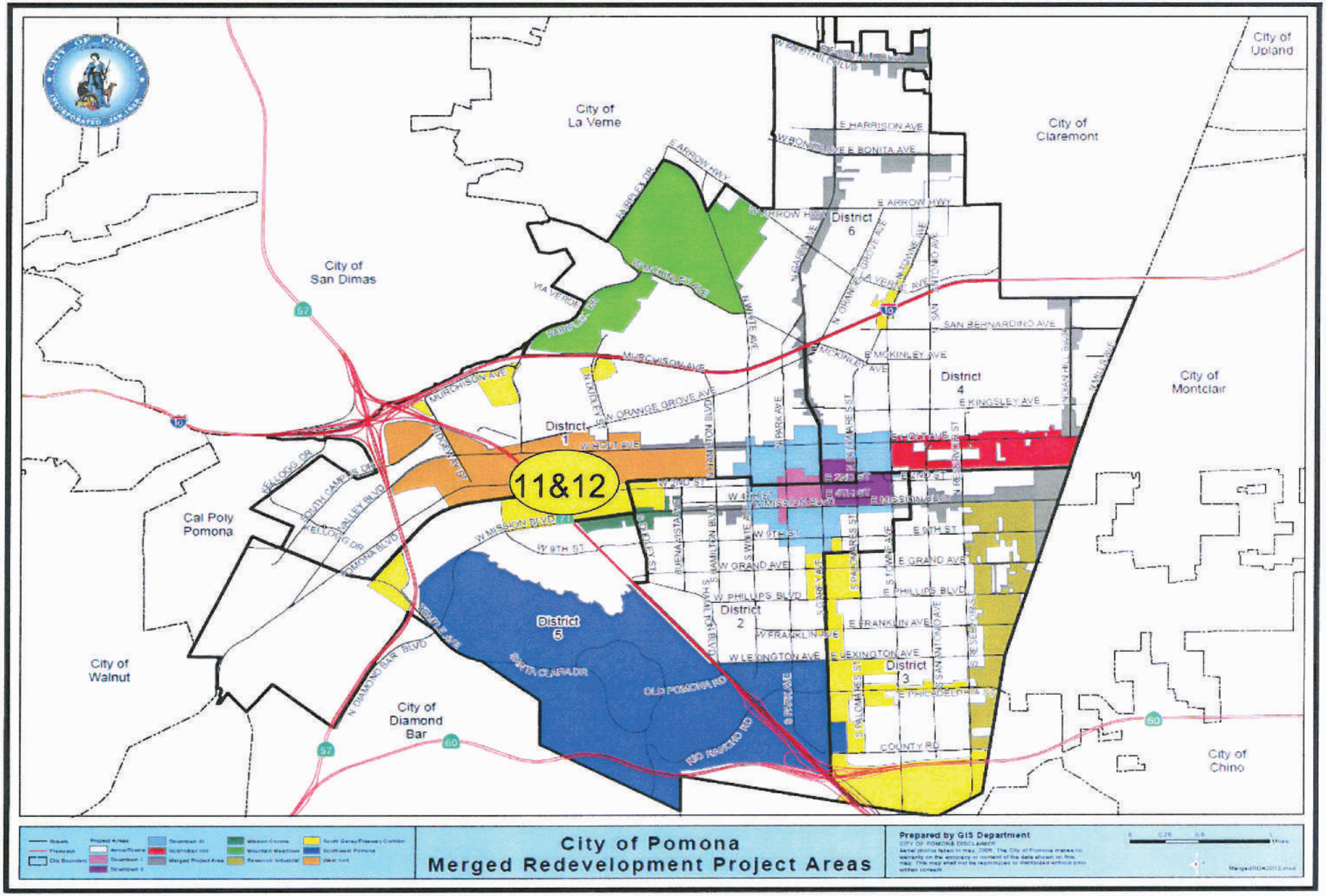
Item # 14

AERIAL

STREET VIEW

ADDRESS: 400 E. FOURTH STREET
APN: **8335-013-909**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 11

Item # 15

AERIAL

STREET VIEW

ADDRESS: 1616 W. MISSION BLVD
APN: **8349-002-900**

CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 12

AERIAL

STREET VIEW

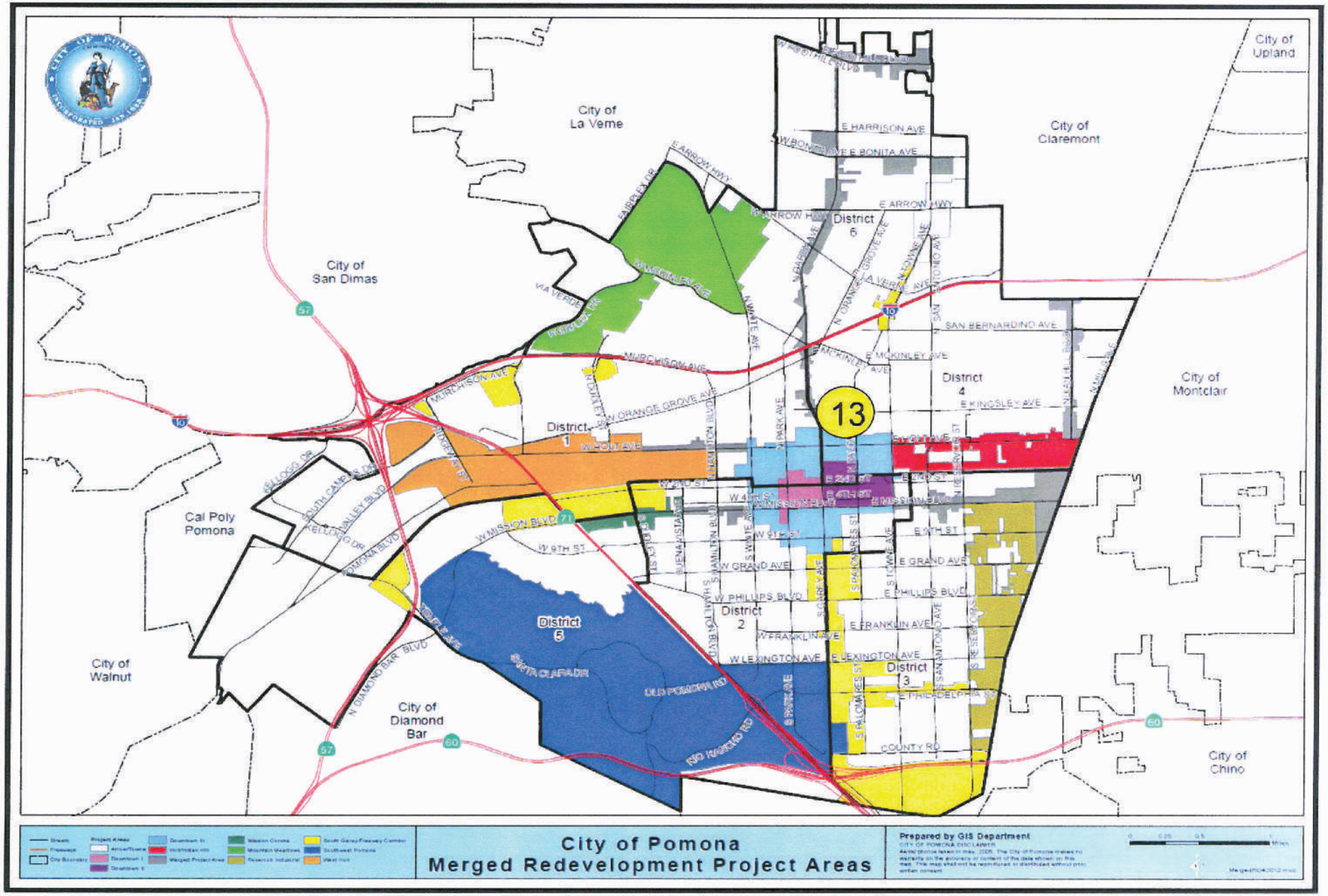
Item # 16

ADDRESS: 1626 W. MISSION BLVD
APN: **8349-002-902**

Item # 17

ADDRESS: 1630 W. MISSION BLVD
APN: **8349-002-901**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 13

LOCATION: (LEXINGTON AVE & WHITE AVE)

AERIAL

STREET VIEW

Item # 18

ADDRESS: 192 E. CENTER STREET

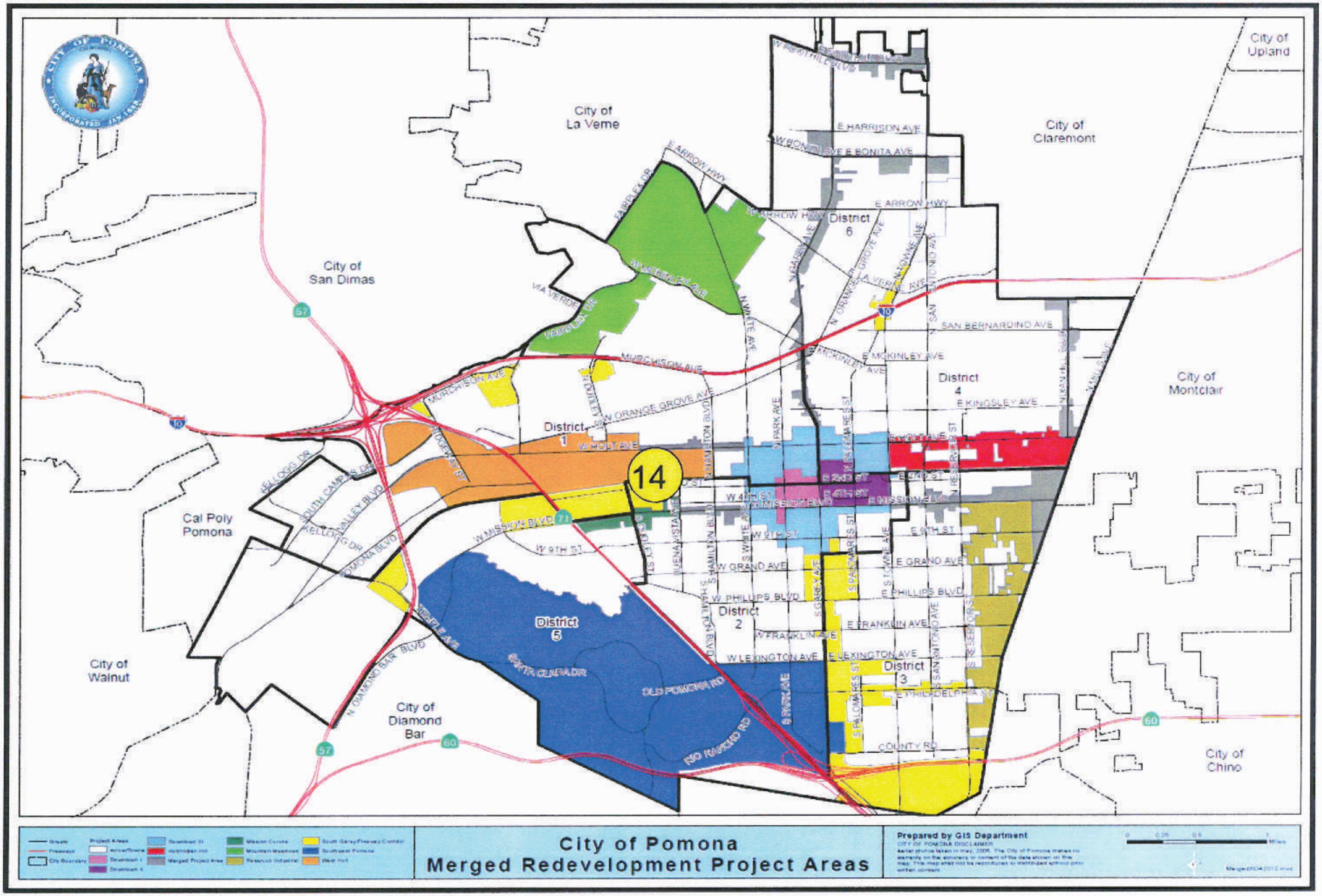
APN: **8336-026-904**

Item # 19

ADDRESS: 353 GIBBS STREET

APN: **8336-026-905**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 14

AERIAL

STREET VIEW

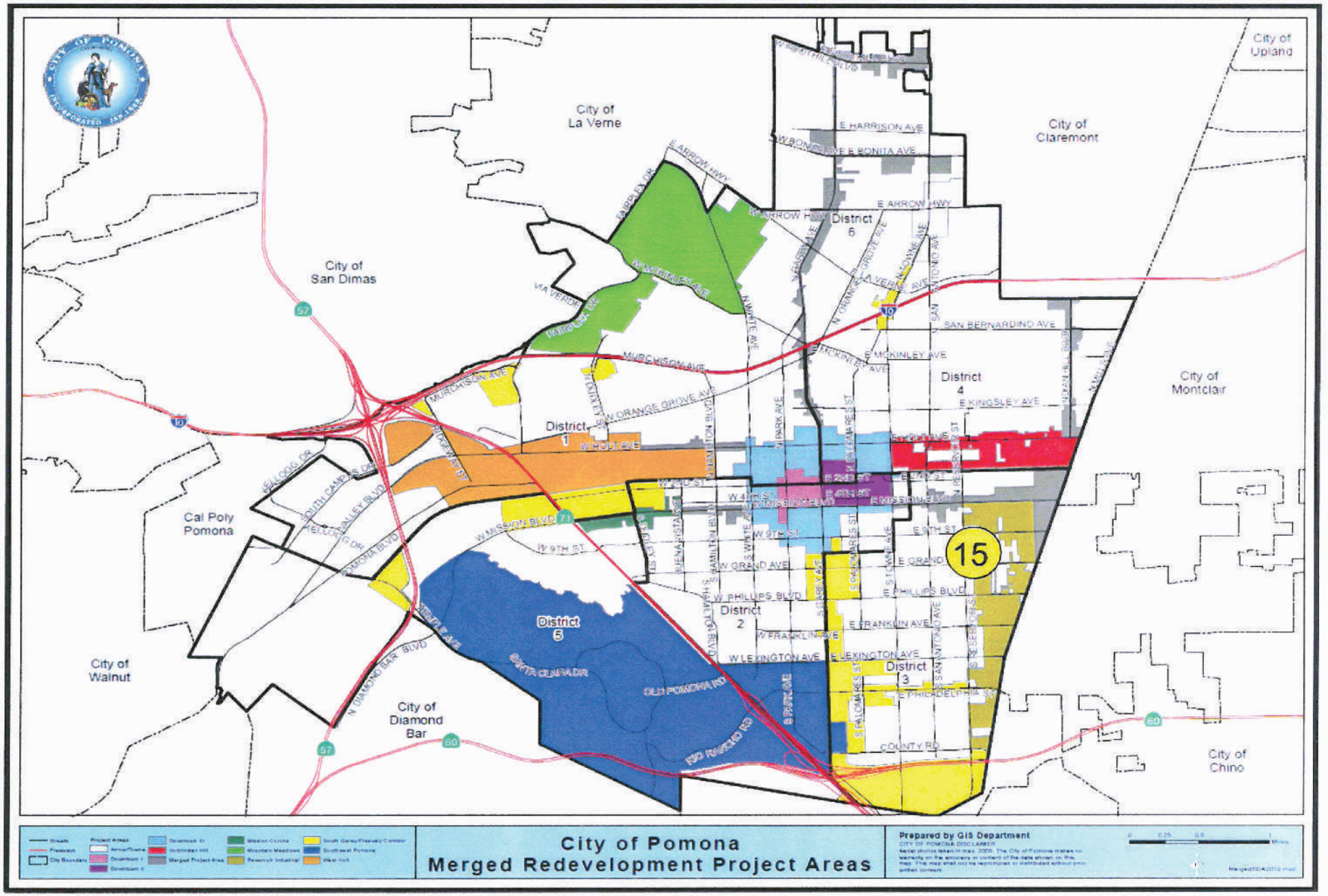
Item # 20

ADDRESS: 405 N. HAMILTON BLVD
APN: **8348-009-904**

Item # 21

ADDRESS: 415 N. HAMILTON BLVD
APN: **8348-009-905**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – SOUTH RESERVOIR

Site No. 15

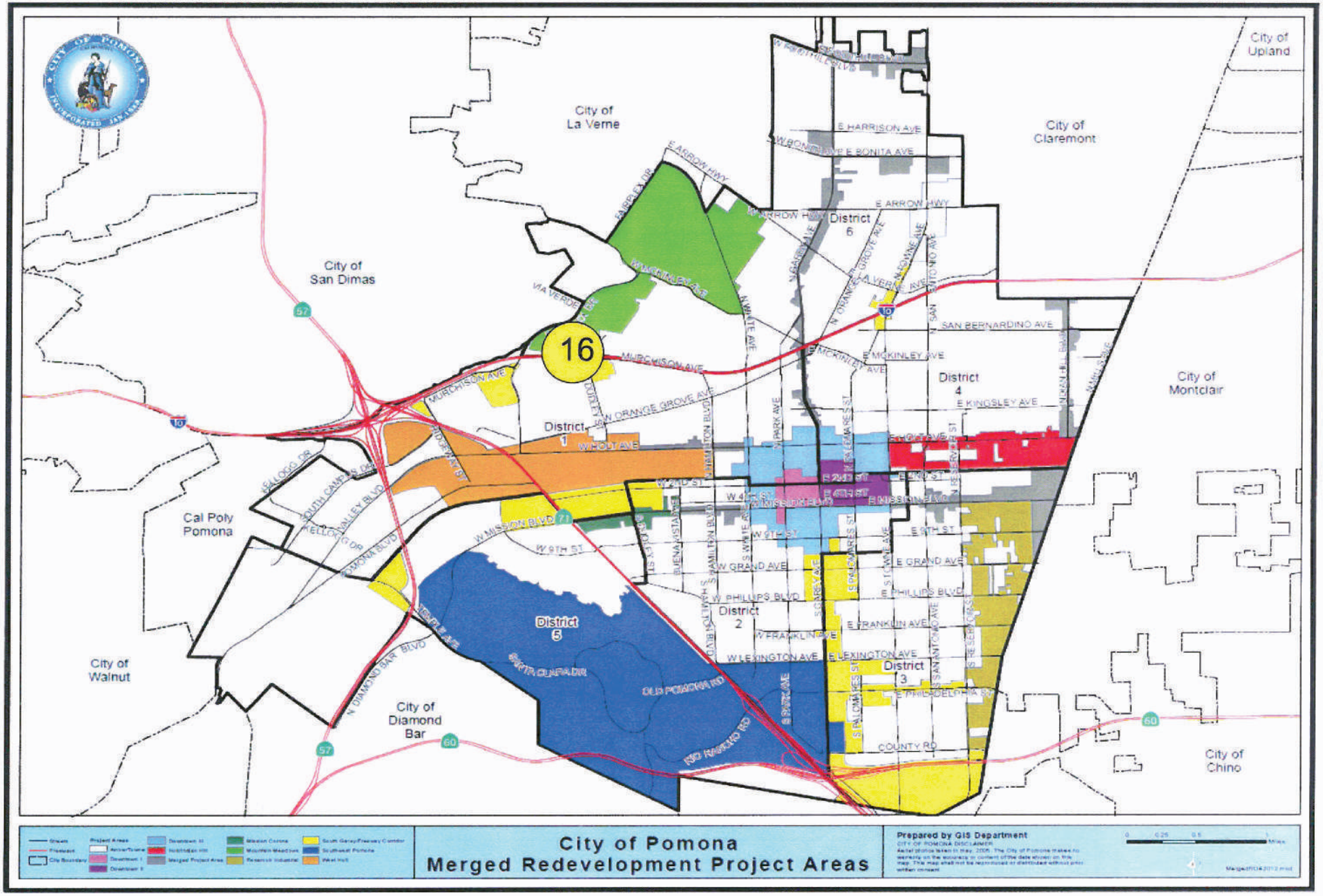
Item # 22

AERIAL

STREET VIEW

ADDRESS: 1300 SOUTH RESERVOIR
APN: **8327-019-900**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 16

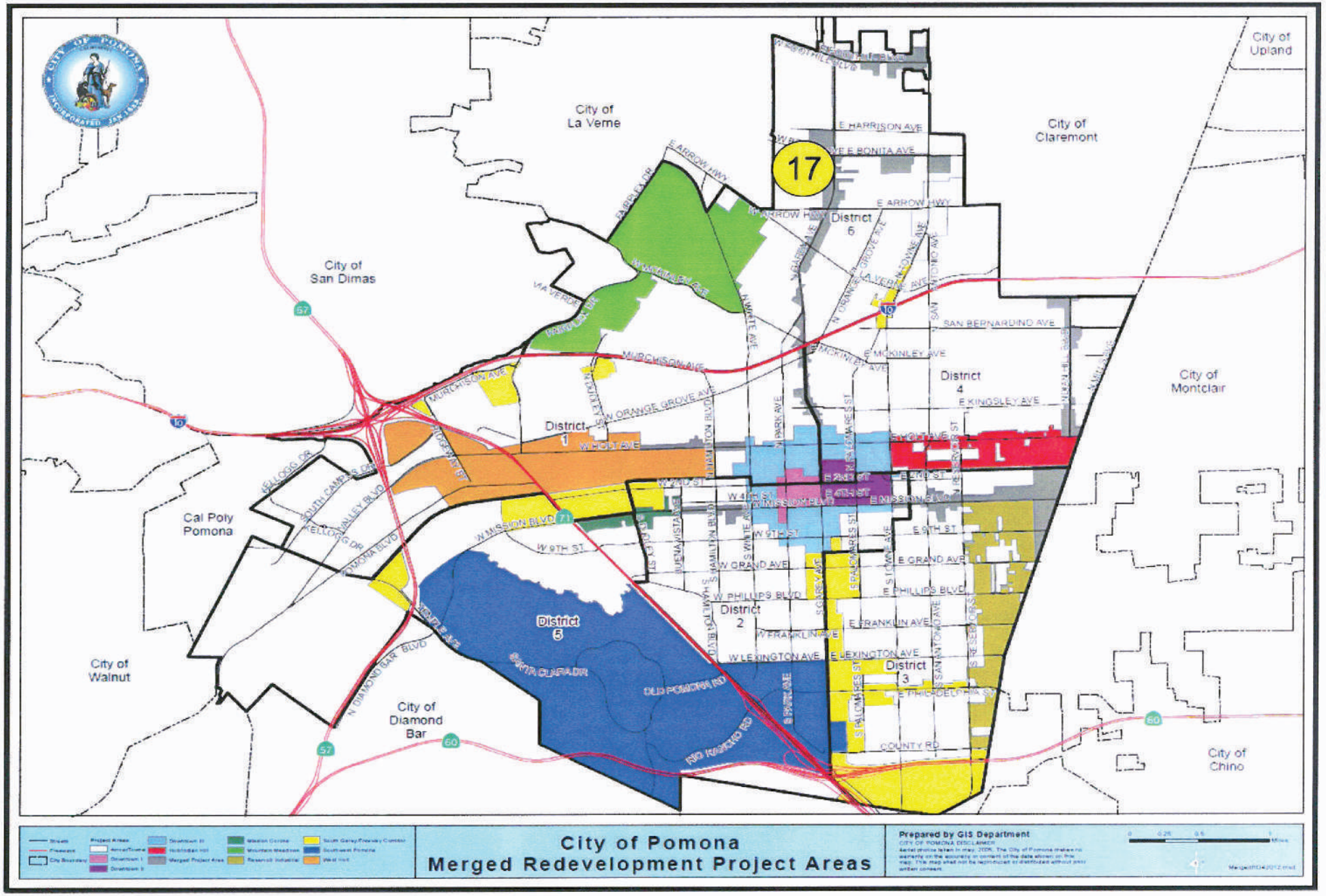
Item # 23

AERIAL

STREET VIEW

ADDRESS: 1510 MURCHISON AVENUE
APN: **8358-035-944**

Site Location Map

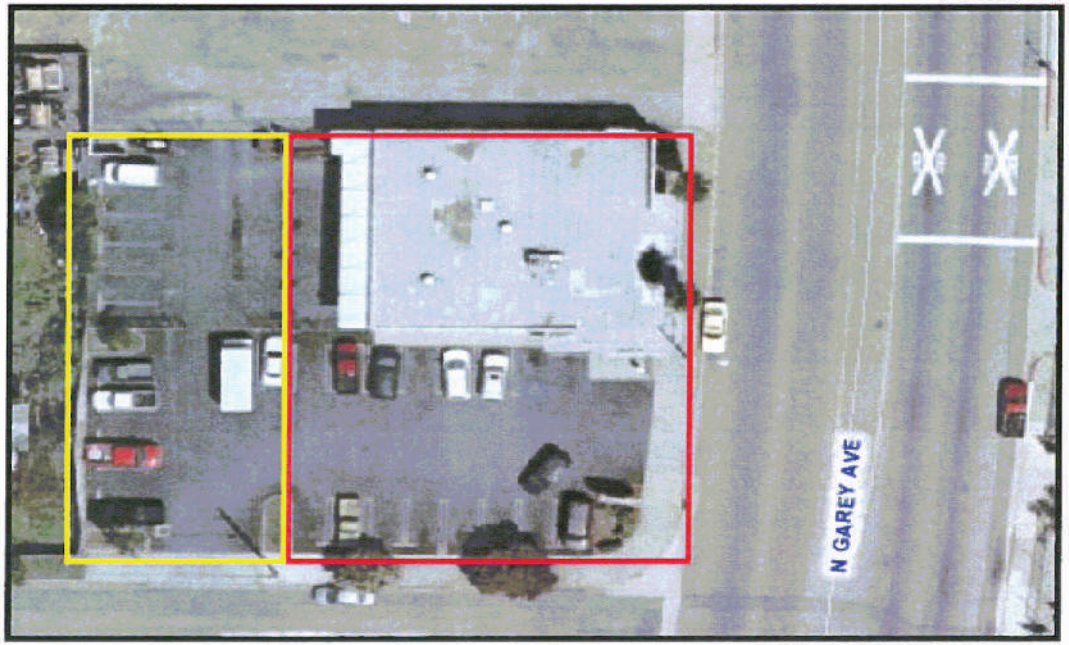


CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 17

AERIAL



STREET VIEW

Item # 24

ADDRESS: 2501 N. GAREY AVENUE

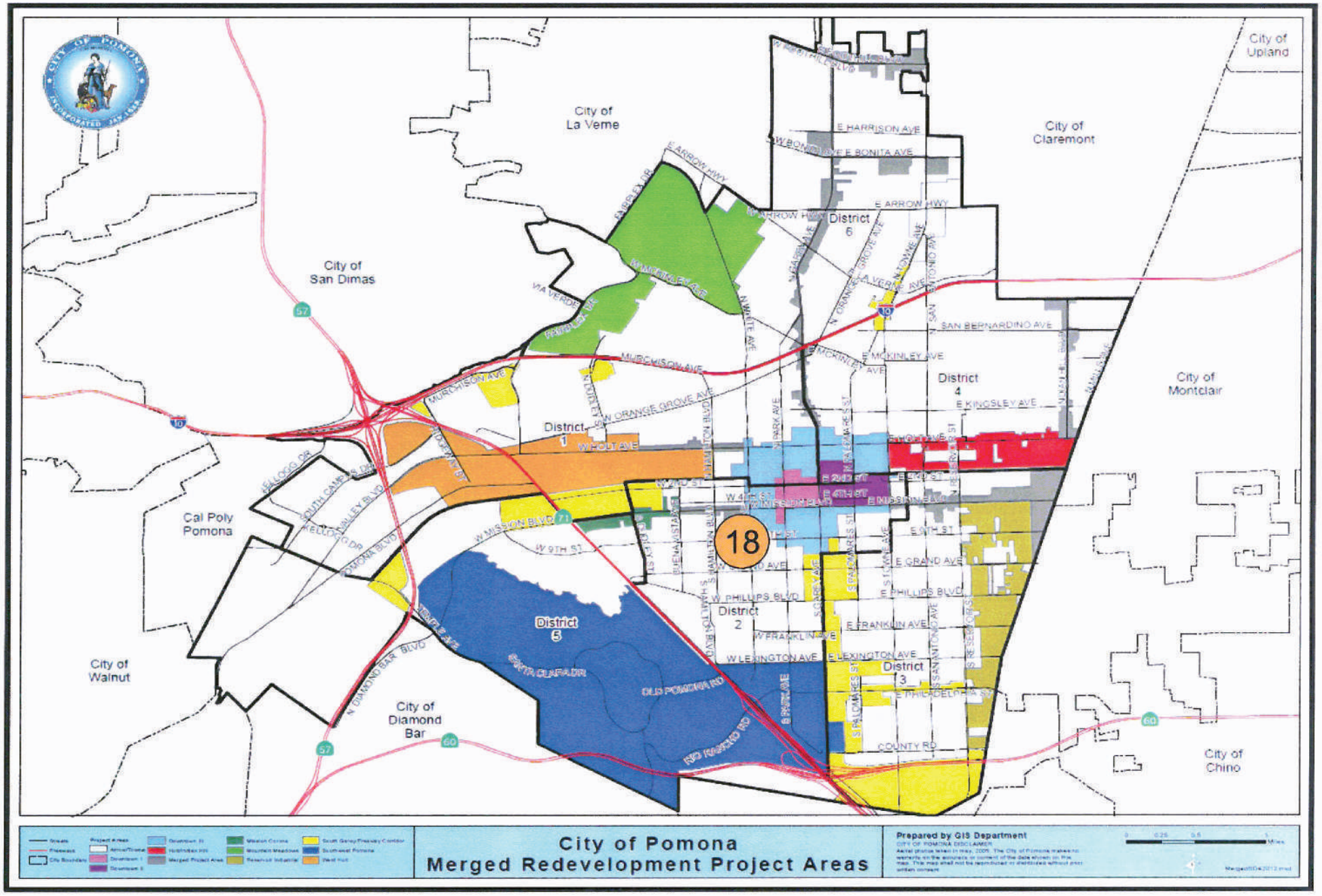
APN: **8371-014-900**

Item # 25

ADDRESS: 141 W. GREVILLIA STREET

APN: **8371-014-901**

Site Location Map



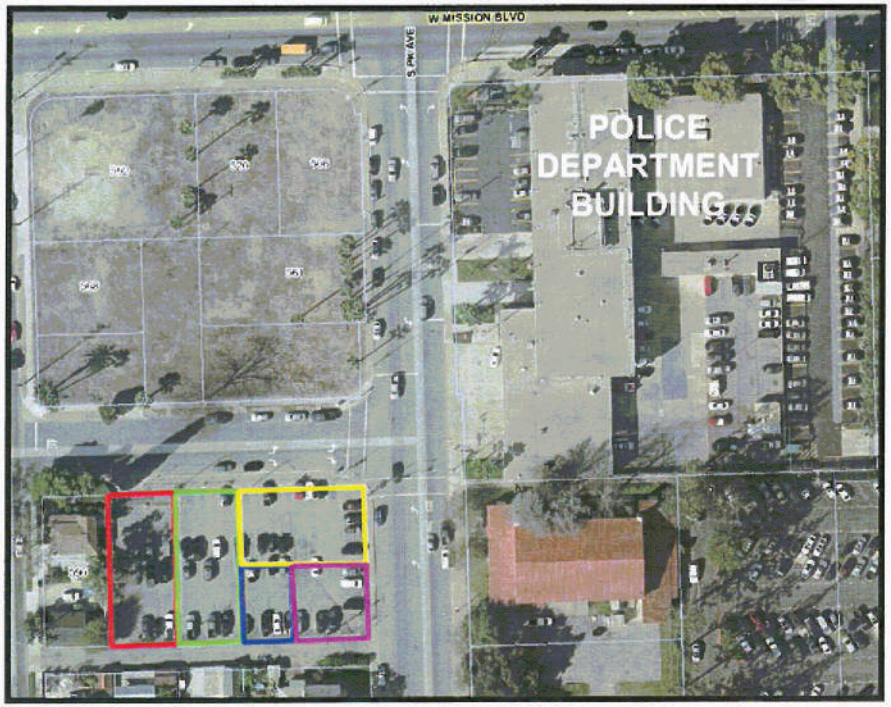
CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – DOWNTOWN PROJECT AREA 3

Site No. 18

LOCATION: (SW 6TH ST. & PARK AVE.)

AERIAL



STREET VIEW

Item # 26
APN: **8341-011-907**

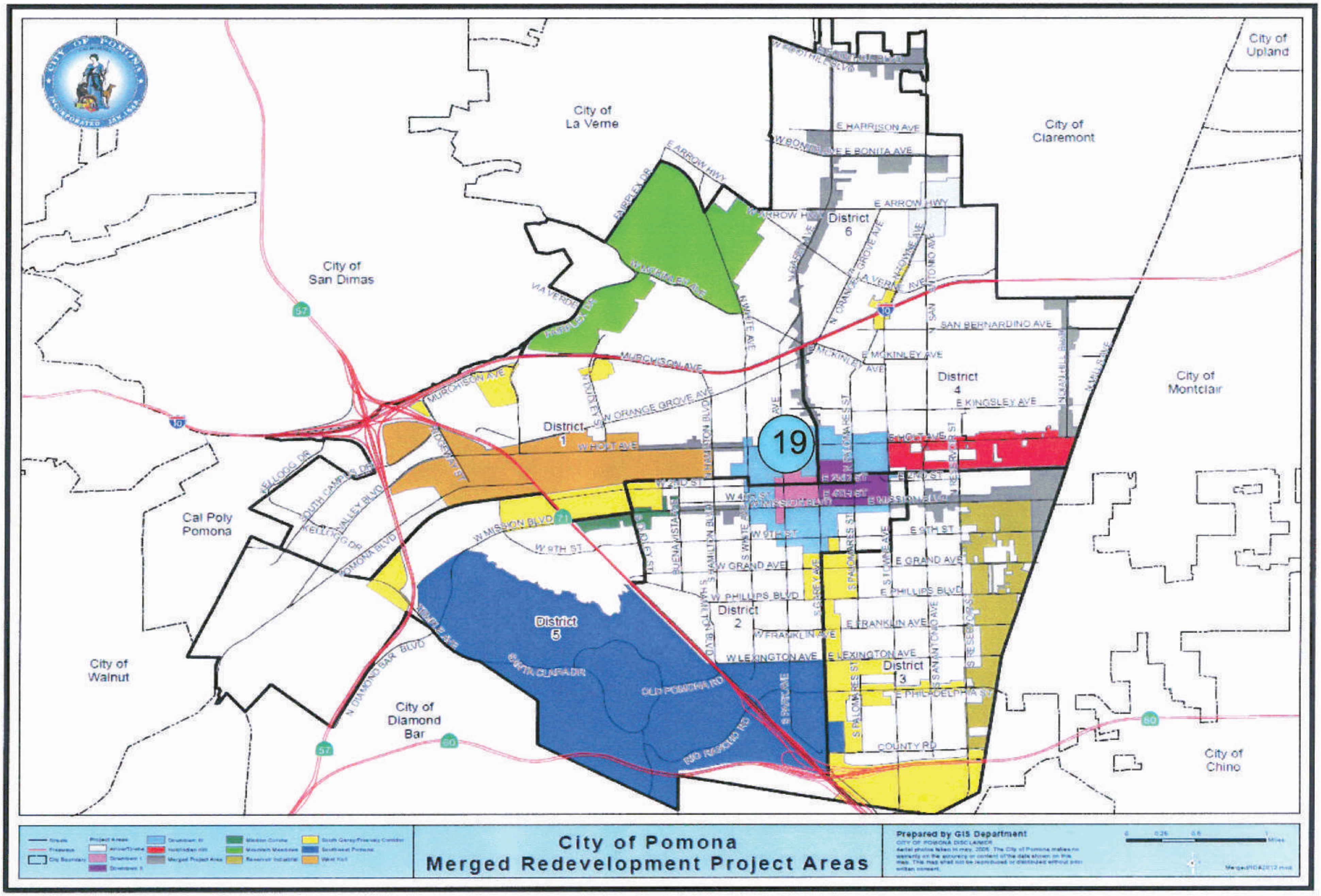
Item # 27
APN: **8341-011-908**

Item # 28
APN: **8341-011-909**

Item # 29
APN: **8341-011-910**

Item # 30
APN: **8341-011-911**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – DOWNTOWN PROJECT AREA 2

Site No. 19

AERIAL

STREET VIEW

Item # 31

ADDRESS:112 E. SECOND STREET

APN: **8335-010-905**

Item # 32

ADDRESS:120 E. SECOND STREET

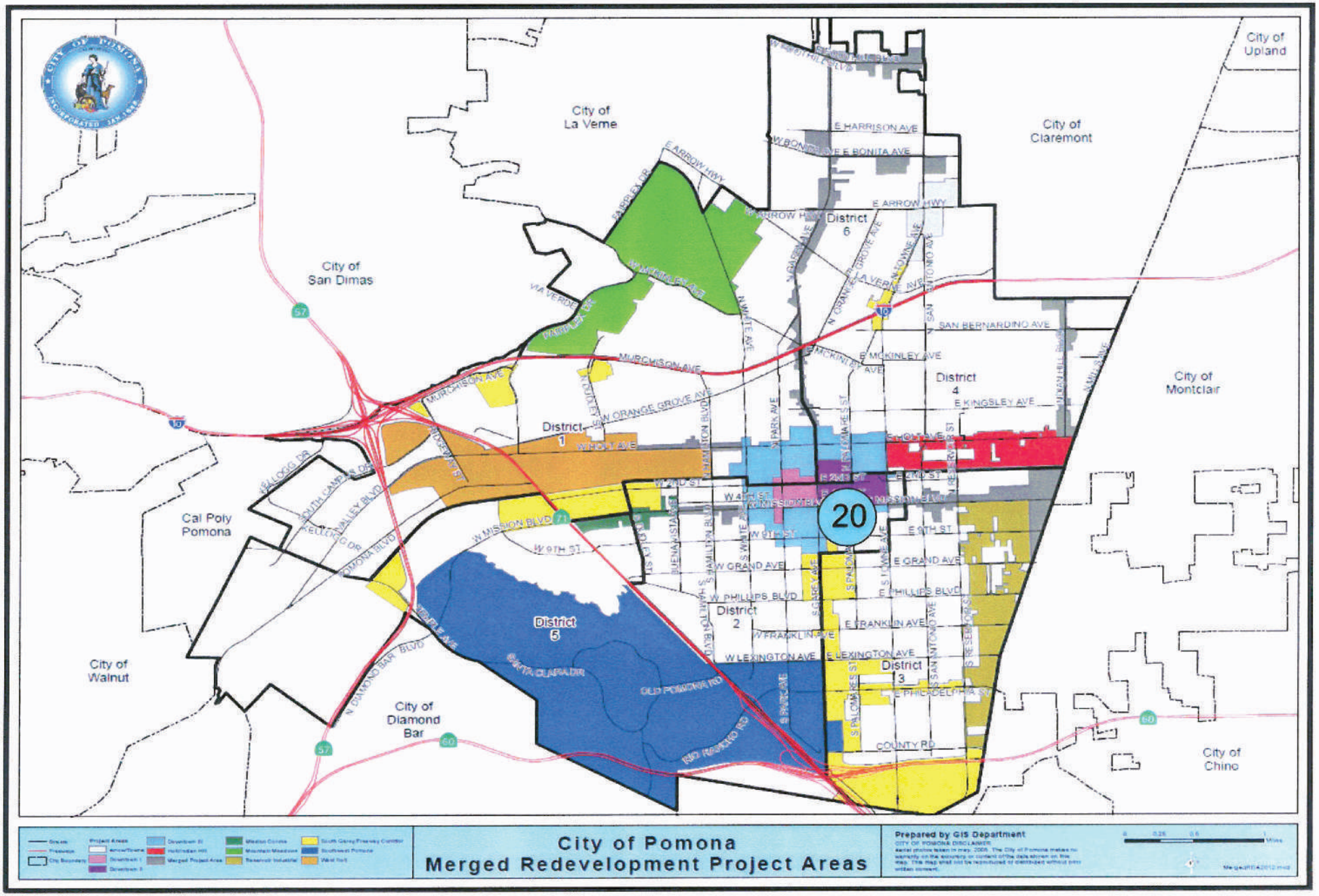
APN: **8335-010-906**

Item # 33

ADDRESS:130 E. SECOND STREET

APN: **8335-010-907**

Site Location Map



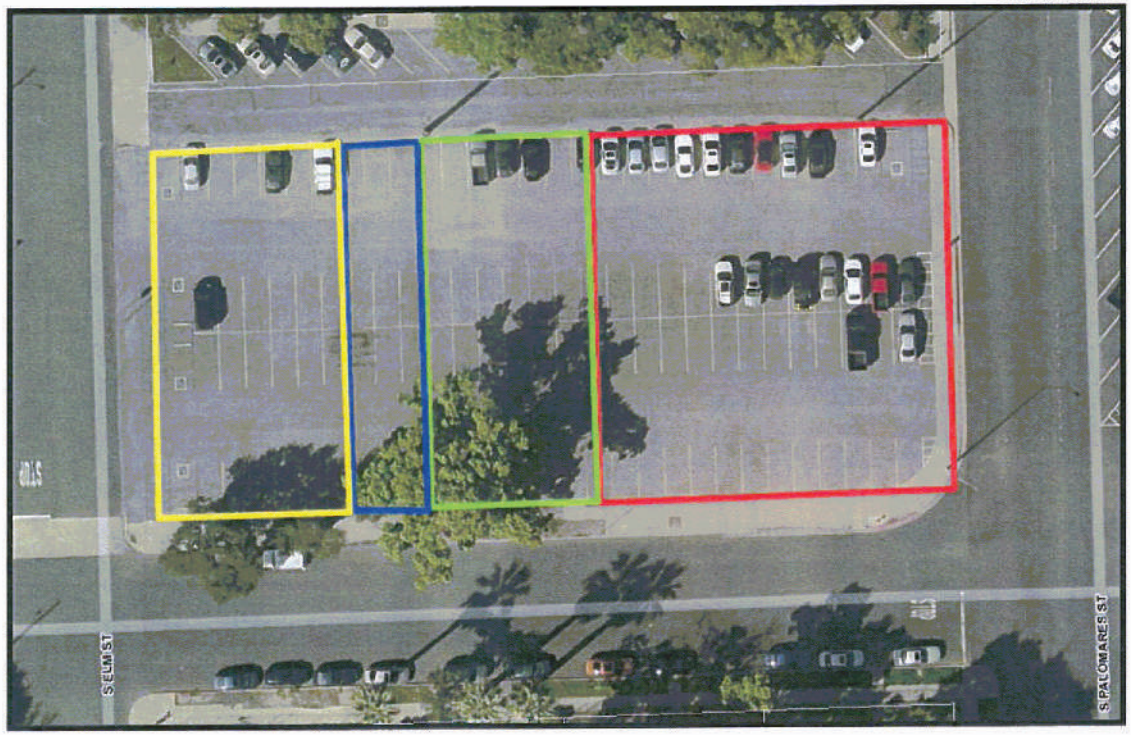
CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – DOWNTOWN PROJECT AREA 2

Site No. 20

ADDRESS:400 E. FOURTH STREET
LOCATION: (BTW ELM ST. & PALOMARES ST.)

AERIAL



STREET VIEW

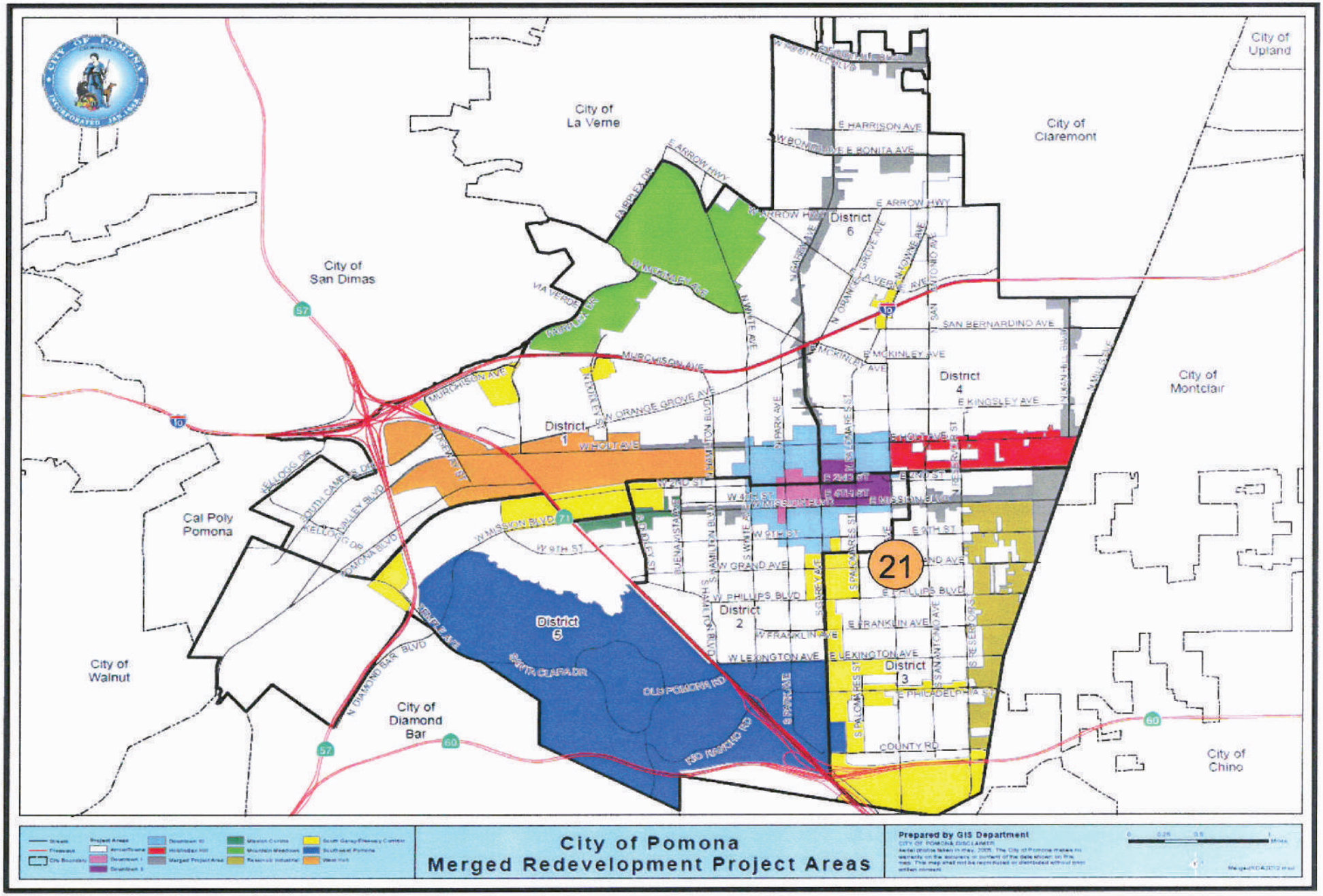
Item # 34
APN: **8335-013-904**

Item # 36
APN: **8335-013-907**

Item # 35
APN: **8335-013-906**

Item # 37
APN: **8335-013-908**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 21

AERIAL

STREET VIEW

Item # 38

ADDRESS: 1110 S. TOWNE AVE

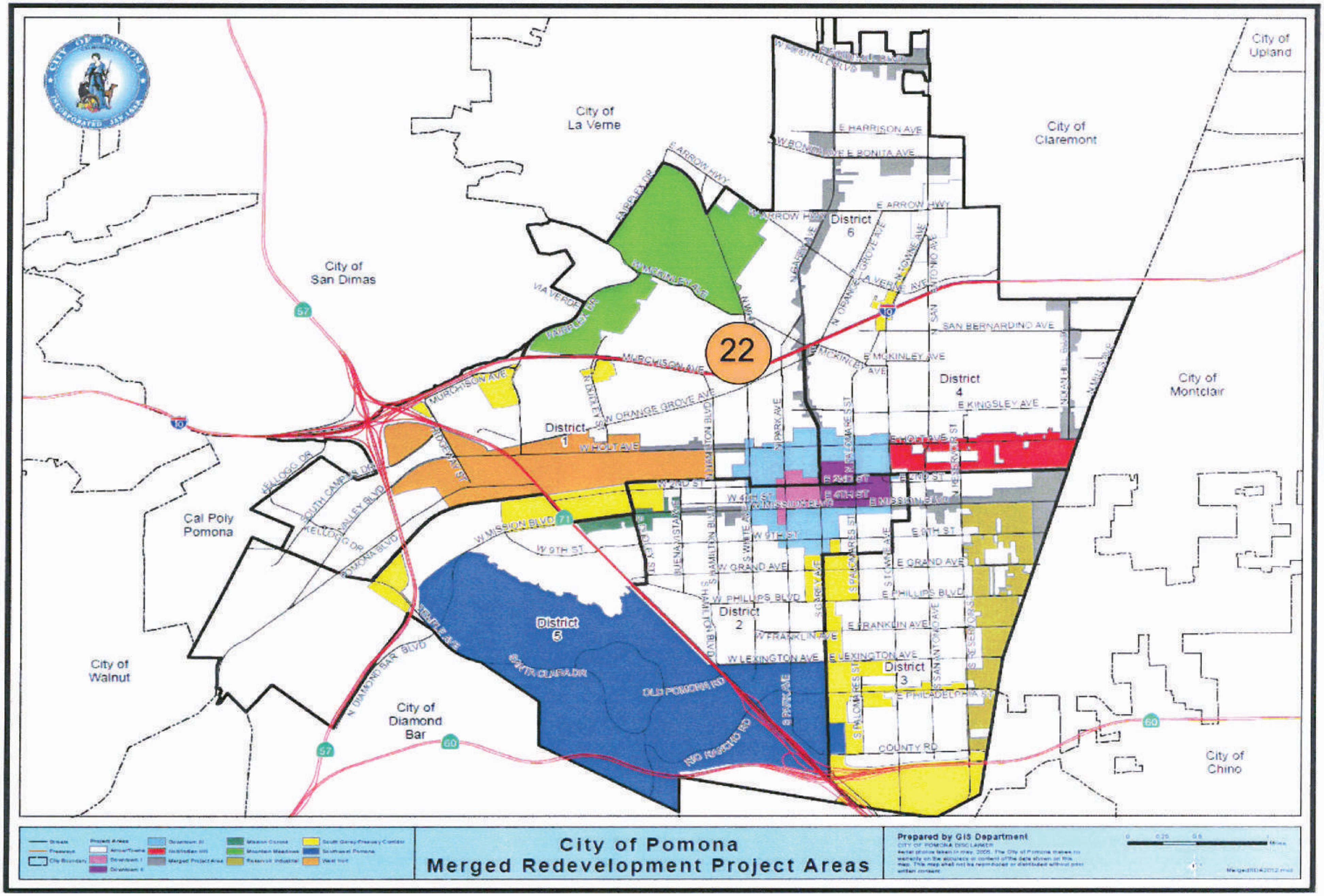
APN: **8333-005-909**

Item # 39

ADDRESS: 1192 S. TOWNE AVE

APN: **8333-005-910**

Site Location Map



CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MERGED AREA

Site No. 22

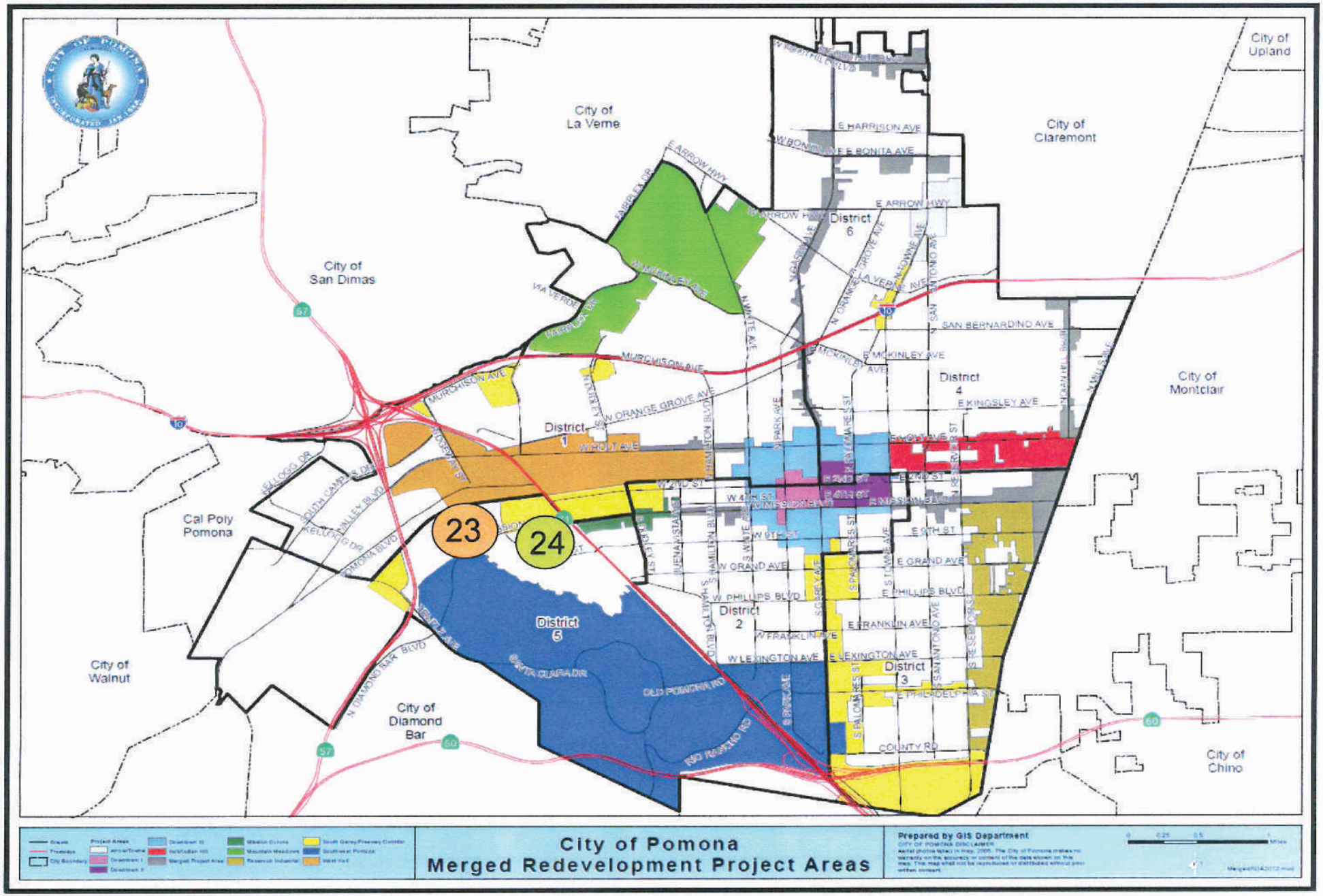
Item # 40

AERIAL

ELEVATION VIEWS

ADDRESS: 355 W. JEFFERSON AVE
APN: **8340-001-907**

Site Location Map



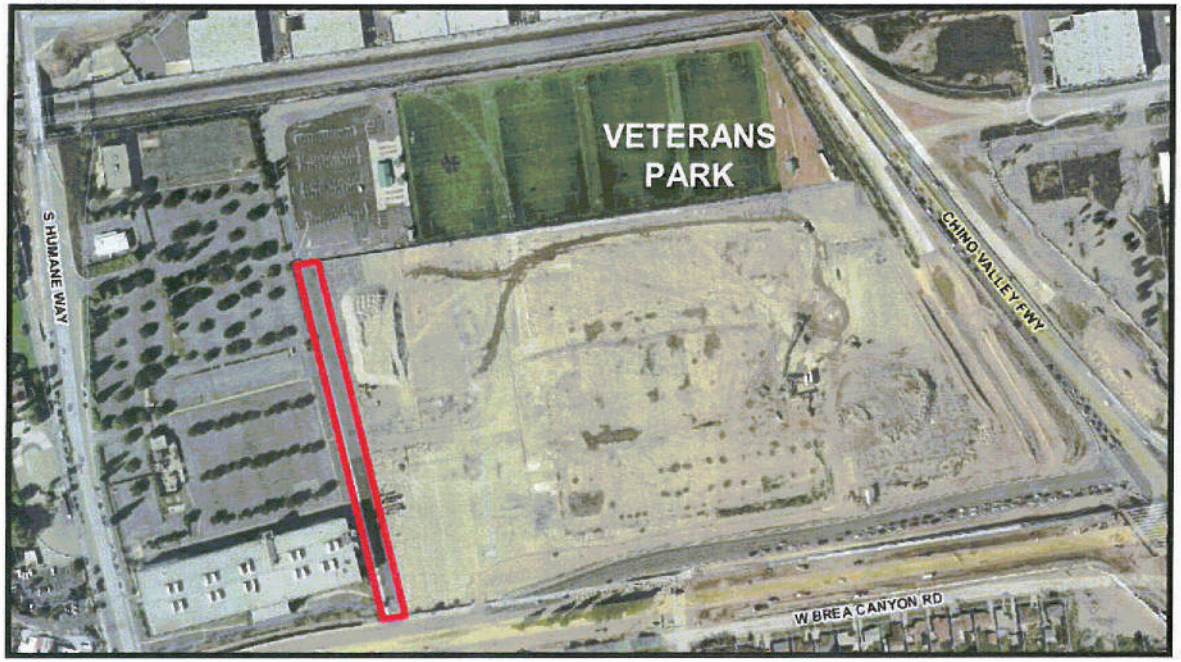
CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MISSION/71

Site No. 23

Item # 41

AERIAL



STREET VIEW

LOCATION: (MISSION BLVD. & HUMANE WAY)

APN: **8707-019-906**

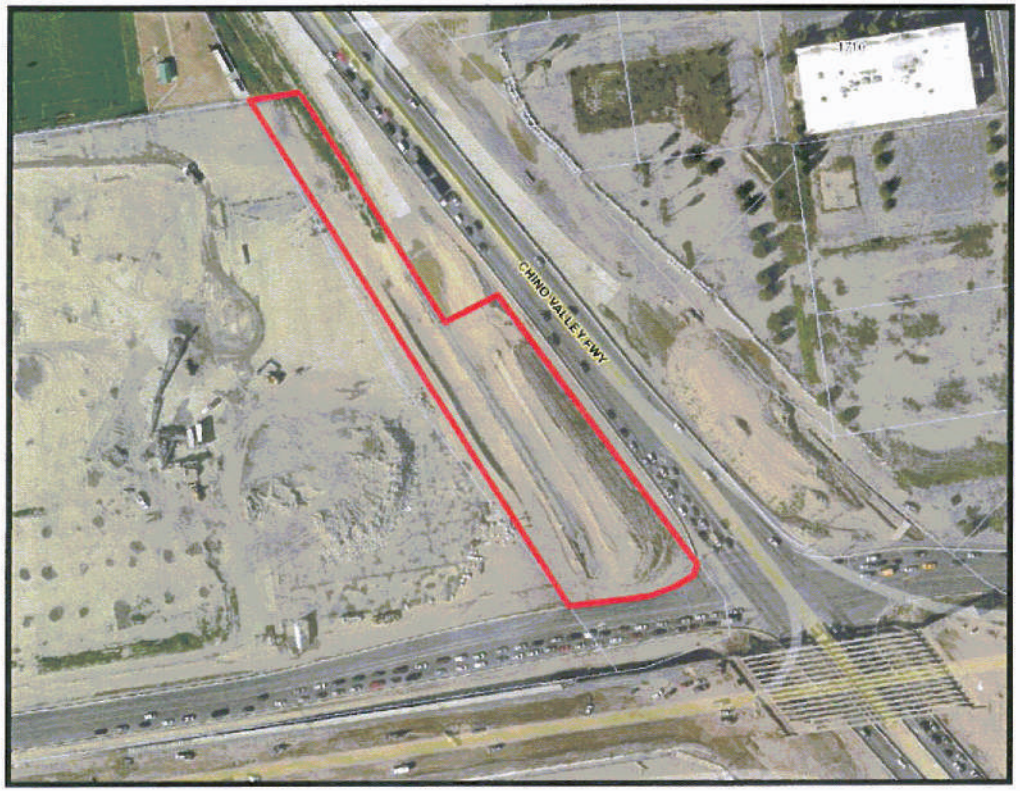
CITY OF POMONA

LONG RANGE PROPERTY MANAGEMENT PLAN – MISSION/71

Site No. 24

Item # 42

AERIAL



STREET VIEW

LOCATION: (MISSION BLVD. & 71 FWY)

APN: **8707-019-908**

IV. PROPERTIES WITH POTENTIAL OFFERS

During the dissolution of the Redevelopment Agency and the creation of the Successor Agency, the City received proposals offering to purchase properties owned by the former Redevelopment Agency. This Section focuses on properties of which proposals have been received by the City on Successor Agency owned properties. The following are detail description of each proposal:

Site #1:	**Auto Center Dr. Lot #8**
APN#:	8344-024-935 & 936
Lot Size:	490,050 s.f. or 11.25 acres
Project:	Retail Commercial, i.e. expansion of the Rancho Valley (Target) Center
Buyer:	Lewis Retail Centers ("Lewis")

Background/Discussion:

The two parcels owned by the former Redevelopment Agency were purchased for $1,685,772 in 2007 for the purpose of expanding development of the Pomona Auto Center. However, the economic downturn significantly impacted the auto industry, which prompted the elimination of thousands of dealership franchises throughout the U.S. by auto manufacturers. Previously approved Disposition and Development Agreements (DDA) with Saturn Dealership and GMC were subsequently terminated. A new DDA was approved with Lewis for a Target Center was approved but was rejected by the State Department of Finance as an unenforceable obligation of the Successor Agency.

Lewis has contented that the DDA is a valid contract, but is opted to pursue the purchase of the two parcels through the Long Ranch Property Management Plan process by the submittal of a Letter of Intent to purchase.

A non-binding letter of intent to purchase the two parcels dated January 10, 2013, was received by the Successor Agency. The price offer from Lewis will be discussed in Closed Session with the Oversight Board under "property negotiations." The proposal includes various contingencies including the relocation of a County of Los Angeles storm drain that crosses the property. The proposal also is contingent upon the City approval of a development project for the site. Aside from the storm drain requirements, the offer price seems to be fair and somewhat aligned with the appraised value of the property derive in the March 2011 appraisal report (Appendix 2; March 15, 2011 MAI Appraisal Report by Boznanski & Company).

Successor Agency staff seeks authorization to enter into an exclusive negotiation with Lewis on the sale of the subject parcels.

Site #2:	**Pomona Ranch Plaza – Landfill Parcels**
APN#:	8708-001-929 & 939
Lot Size:	485,694 s.f. or 11.15 acres

Project: Pomona Ranch Plaza – Commercial/Office and Hospitality
Buyer: YK America ("YK")

Background/Discussion:

A proposal dated November 8, 2012 from YK America was received by the Successor Agency for the development of a mixed-use office and hospitality project (Appendix 3: Phillips Ranch Landfill Site Acquisition Proposal).

The property was part of a closed landfill and is currently subject to a remedial action plan approved by the California Integrated Waste Management Board (the Board). The Board approved the Remedial Action Plan on July 24, 2001 based on the Final Remedial Action Plan prepared by URS/Dames 7 Moore dated May 9, 2001. Subsequently, the Action Plan was revised and a new Final Remedial Action Plan was approved by the California Integrated Waste management Board on October 17, 2008 that included Lot 7, 8 and 9 for residential and commercial uses.

The YK proposal requested for financial participation by the Successor Agency on the remediation of the property. It is estimated that the remediation of the property in accordance to the Final Remedial Action Plan is estimated at $1,340,000. This amount is based on consultant hired by YK.

The Landfill parcels are also encumbered by an outstanding bond assessment, which are levied through property taxes and collected by the Los Angeles County Tax Assessor Office. The outstanding balance as of June 30, 2013 is $774,024.

The Landfill parcels are complex real-estate owned by the Successor Agency. The ideal buyer for the Landfill parcels is YK as they have developed the "undeveloped" adjacent parcels. Successor Agency staff recommends that the Successor Agency and the Oversight Board authorized an exclusive negotiation agreement with YK on the sale of the Landfill parcels as part of the LRPMP process.

Sites #3 & 4: 340 Short Street & 2030 W. Holt Avenue
APN#: 8348-001-900 & 901
Lot Size: 28,375 s.f. & 29,385 s.f.
Project: Potential for Single use Retail Use and/or Expansion of DPSS Parking
Buyer: Los Angeles County and/or Issy K. Tindimwebwa (Broker)

Background/Discussion:

A Lease Agreement between the former Redevelopment Agency and the County of Los Angeles, Internal Services Department, was executed on March 31, 1993 for the lease of a parking lot located on Short Street, south of Holt Avenue. The initial term of the lease is for a period of 17-years with an option to extend for another 8-year. The County exercised the option in 2010. The lease will expire on February 28, 2018. See Appendix 4; Lease Agreement with Los Angeles County)

The annual based rent of the lease was $26,000, fixed for 60-months. For each successive sixty-months of the lease, the net base rent is adjusted in accordance with the Consumer Price Index as outlined in Paragraph 27 of the Lease Agreement. In 2013, the annual rent for the parking lot lease is $34,860.

The County has expressed interest either in acquiring the fee title of the parking lot property or further extend the lease.

Aside from the interest expressed by the County, the Successor Agency received a written letter dated July 3, 2013, from Issy Tindimwebwa, a broker representing a buyer interested in acquiring the 340 Short Street parcel.

Before consideration is given to the proposal from Issy Tindimwebwa or any other proposals, Successor Agency staff recommends that a letter be sent to the County inquiring their interest in the parking lot property as well as the Short Street parcel for County public parking for the Department of Social Services.

Site #5:	**556, 700 & 704 E. Foothill Boulevard**
APN#:	8367-002-900; 8367-003-900 & 901
Lot Size:	19,513 s.f.; 36,360 s.f.; & 37,816 s.f.
Project:	Potential for Neighborhood Retail Center or Hotel/Restaurant
Buyers:	Village Investment Partners, L.P. & Confidence Development Co.

Background/Discussion:

The subject parcels on Foothill Boulevard were originally purchased pursuant to a Disposition and Development Agreement (DDA) for a neighborhood retail center project. The project required additional property acquisition to the east toward Towne Avenue that did not occurred. The DDA with the developer has been terminated. The former Redevelopment Agency has received various interests by private parties in acquiring the property or properties, but none of the interest has resulted in written proposals.

With the dissolution of the Redevelopment Agency, the Successor Agency has received two written proposals for all three-parcels, i.e. Village Investment Partners, L.P. and Confidence Development Co. Both proposals are "competitive" and the proposed uses are consistent with the City's General Plan and Zoning.

The parcel at 556 Foothill Boulevard is subject to an on-going litigation. The result of the litigation may cause the separation of this property from the process of disposition of the two adjacent properties under the Long Range Property Management Plan process. However, regardless to the outcome of the litigation, the two parties interested in acquiring all three parcels have indicated their willingness to amend their proposal to exclude the 556 Foothill Boulevard property.
Successor Agency staff recommends that the Successor Agency and the Oversight Board authorize continue negotiation with both parties to achieve the highest sale value possible and to bring back a final offer from one of the two parties.

Site #6: **405 W. 9th Street**
APN#: 8341-015-901
Lot Size: 2,500 s.f.
Project: None
Buyer: Adjacent Property Owner

Background/Discussion:

The 405 W. 9th Street property is located on the northwest corner of 9th Street and Gordon Street with a single family parcel to the west and a single family parcel to the north. The 2,500 square foot vacant lot is a "legal nonconforming lot" that would require multiple variances from the City in order to develop the lot. The ideal development for this lot is to offer the property to one of the adjacent property owners for expansion. The former Redevelopment Agency has previously received verbal interest from the owner of the property to the west to acquire the subject parcel. However, no monetary value was offered. Successor Agency staff recommends that the Successor Agency and the Oversight Board authorize staff to send a written letter to both adjacent owners to solicit their interest in acquiring the vacant lot.

Site #24: **Remnant Parcel – Mission/71 Freeway**
APN#: 8707-019-908
Lot Size: 40,000 s.f.
Existing Use: Vacant Land – Land Lock Parcel

Background/Discussion:

Site # 24 was considered for use as public parking for Veteran Park. The 2013 LRPMP calls for Site #24 to be transferred to the City for "governmental use." Following the submittal of the 2013 LRPMP, City has further reviewed the practical need of the remnant parcel and the limited resources of the City to construct additional parking for Veteran Park decided that it would be in the best interest of the City and the Successor Agency to sale the remnant parcel to the adjacent developer proposing to develop an industrial project. The developer, known as Seven Street Development, has offered to acquire the remnant parcel for parking and to enhance the esthetic appearance of the area. Since the remnant parcel is land lock and does not have access to a public street, the market value of the property is limited to the value that Seventh Street Development offered to pay. The Successor Agency has received an unsolicited offer of $20,000 from Seventh Street Development for the parcel. Accepting Seventh Street Development offer would eliminate the Successor Agency to maintenance expense and exposure to liability.

****

V. PROPERTIES FOR IMMEDIATE DISPOSITION

Section V of the Long Range Property Management Plan addresses properties for immediate disposition. Defined as Sites 7 through 17 in the spreadsheet and highlighted in "yellow" are properties to be marketed for sale. The objective is to dispose these properties expeditiously and with a view toward maximizing value. The intention is to apply the proceeds from the sale to pay enforceable obligations and remaining proceeds ultimately made available for distribution to the affected taxing entities.

In order to achieve the sale of these properties in a meaningful period of time, Successor Agency staff recommends that a Real-Estate Broker or Consultant be retained for disposition service. A request for proposal will be issued for real-estate service once the LRPMP is approved by the Successor Agency, Oversight Board and the State.

The proposed amendment makes no change to dispose properties identified as Sites 7 through 17, which are highlighted in "yellow" in the spreadsheet. The goal of the Successor Agency is immediately seeking real-estate experts to assist in the disposition of these properties.

****

VI. PROPERTIES FOR GOVERNMENTAL USE

Health and Safety Code Section 34181(a) permit the retention or transfer of former Redevelopment Agency properties for governmental use. Identified in the revised spreadsheet and highlighted in "orange" are properties proposed to be transferred to the City for government use. The amendment to the 2013 LRPMP revised the number of properties for governmental use down from 17 to 9 properties, defined as Site Nos 18, 21, 22 and 23. The following are detail description of each site and its use by the City:

Site #18: **6th Street & Park Avenue (Southwest Corner)**
APN#: 8341-011-907, 908, 909, 910 & 911
Lot Size: 3,720 s.f., 5,700 s.f., 2,294 s.f., 6,353 s.f. & 6,173 s.f. (total 24,240 s.f.)
Existing Use: Police Department Parking Lot – Employee Parking

Background/Discussion:

These formerly residential parcels were acquired in 1985 to reduce the shortage of parking for the Pomona Police Department. The lot is secured with a fence and is restricted only for police personnel. Successor Agency staff recommends that the Successor Agency, the Oversight Board approve the transfer of this site to the City for the purposes of continue use as a police employee parking lot.

Site #21: **1110 & 1192 S. Towne Ave**
APN#: 8383-005-909 & 910
Lot Size: 46,200 s.f.; and 12,275 (total 58,475 s.f.)
Existing Use: Public Parking for Washington Park

Background/Discussion:

Successor Agency staff has had difficulty in identifying the history for the acquisition of these two properties. However, following the purchase in 2002 and in 2003, the parcels were cleared of existing structures and temporary construction gravels were placed on the ground for overflow parking for Washington Park. Successor Agency staff recommends the subject properties be transferred to the City for the purposes of providing public parking for park attendees.

Site #22: **355 W. Jefferson Street**
APN#: 8340-001-907
Lot Size: 6,500 s.f.
Existing Use: Blighted & Boarded-up Single Family Residential Structure

Background/Discussion:

The former Redevelopment Agency acquired the 355 Jefferson Street property with the idea of combining it with several adjacent properties that previously were purchased with Low and Moderate Housing funds for a possible land exchange with the City to develop

an affordable housing project at another location in the City. The land exchange did not occur and the 355 Jefferson Street property remained an asset of the former Redevelopment Agency. The City subsequently acquired the adjacent property from the former Redevelopment Agency through a grant from the Rivers and Mountains Conservancy to create a passive activity park.

Due to an assessment by the City's Building Official on the possible costs to rehabilitate the residential structure, a memorandum dated April 11, 2013, indicate the costs to be between $150,000 to $200,000 and another $80,000 to $100,000 to bring the structure to ADA compliance. The market value of homes in the area does not justify making the investment to rehabilitate the structure. As such, the City desired to include the 355 Jefferson Street property as part of the park development project. Successor Agency staff recommends that the 355 Jefferson Street property be transferred to the City for a public park.

Site #23: **Veteran Park Road**
APN#: 8707-019-906
Lot Size: 36,500 s.f.
Existing Use: Access Road Servicing Veteran Park Soccer Facility

Background/Discussion:

The former Redevelopment Agency acquired the closed General Dynamic Plant and properties in the mid 1990s from the State of California Land Commission and later through various Disposition and Development Agreements sold majority of the properties to developers. Several parcels were not sold as the intent was to retain them for governmental use; i.e. roads, freeway expansion and public park.

The subject property is an access road from Mission Boulevard to the Veteran Park Soccer Facility. The property where the road has been constructed is the ONLY access to Veteran Park. The Veteran Park Soccer Facility and the road were completed in June of 2007. The transfer of the fee title of the road to the City did not occur at the time as the former Redevelopment Agency waited on the development plan for the adjacent property as well as the plans for the Mission Boulevard bridge project over the 71 Freeway with Caltrans. Also, at the time, there was no consideration or concern of the State eliminating redevelopment agencies and its authority to transfer redevelopment properties to the City for public use.

Successor Agency staff recommends that the fee title of this road be transferred from the Successor Agency to the City for the purposed of providing public access to the Veteran Park Soccer Facility.

In response to DOF concerns with the Successor Agency plans to transfer properties to the City for "public parking" as governmental use purpose, the amendment to the 2013 LRPMP establishes a separate category of properties for transfer to the City for public

parking, which requires the City to compensate the Successor Agency at fair market value for the properties.

The Successor Agency and the City are in agreement to enter into a form of disposition and or purchase and sale agreement for the transfer of Sites #19 and #20 properties based on an agreeable purchase price. The purchase price will base on fair market value determined by valid real-estates transaction of comparable sales or valid real-estate apprisal. In order to allow the City and its Vehicle Parking District to achieve the payment of the purchase price, the agreement would allow for a defer payment for a period of 5 to 10 years, which requires the establishment of a form of promissory note and/or such other form of compensation agreement to ensure that the taxing entities are in receipt of the proceed of sale of the properties once the former Redevelopment Agency existing and enforceable obligations are meant.

These properties are identified as Sites #19 and #20 and are described as follows:

Site #19: **112, 120 & 130 E. 2nd Street (Southeast Corner of 2nd and Garey)**
APN#: 8335-010-905, 906 & 907
Lot Size: 4,850 s.f.; 5,141 s.f; & 1,680 s.f. (total 11,671 s.f.)
Existing Use: Vehicle District Public Parking Lot # 13

Site #20: **400 Block of 4th Street (Northeast Corner of 4th and Elm Street)**
APN#: 8335-013-904, 906, 907& 908
Lot Size: 13,775 s.f.; 7,800 s.f; 3,000 s.f.; and 6,600 (total 31,175 s.f.)
Existing Use: Vehicle District Public Parking Lot # 23

Background/Discussion:

The former Redevelopment Agency acquired these parcels in Sites 19 and 20 in around 1993 for the purposed of a multi-block "University Village" project expending on the idea of "a college town" environment with the growth of the Western University Health Science Colleges. The development would have included main street retails, restaurants, grocery market, office, residential including student housing and public parking.

In order to pursue this redevelopment objective, cooperation with the City Vehicle Parking District (VPD) was achieved by entering into a Parking Facilities Replacement Memorandum of Understanding Agreement dated 2005 (see Appendix 5). The Agreement allows the former Redevelopment Agency to pursue develop projects on VPD parking lots by offering to the VPD a "one-for-one" public parking spaces on Redevelopment Agency's owned properties or the Redevelopment Agency develop structured parking. As the University Village concept evolves and developments on VPD parking lots occurred, Redevelopment Agency properties defined in Sites 19 and 20 were used as replacement parking for the City's VPD for public parking. Successor Agency staff believed the Parking Facilities Replacement Memorandum of Understanding Agreement between the former Redevelopment Agency and the City's Vehicle Parking District is an enforceable contract and the continued use of the properties in both Site #19

and #20 must continue as an obligation of the Successor Agency. Successor Agency staff recommends that the Successor Agency and the Oversight Board authorize the transfer of properties in Site 19 and 20 to the City to satisfy the obligation.

****

DEPARTMENT OF FINANCE

EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

May 9, 2013

Ms. Paula Chamberlain, Finance Director
City of Pomona
505 South Garey Avenue,
Pomona, CA 91766

Dear Ms. Chamberlain:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Pomona Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Linda Poliakon, Senior Accountant, City of Pomona
Ms. Kristina Burns, Manager, Los Angeles County Auditor-Controller's Office
California State Controller's Office

BOZ ENTERPRISES, INC.
DBA: Boznanski & Company
Property Valuation & Consultation
283 North Rampart Street Suite A
Orange, California 92868-1850

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carl@boznanskiappraisal.com
www.boznanskiappraisal.com

March 15, 2011

Mr. Raymond M. Fong
Redevelopment Director
Redevelopment Agency
City of Pomona
505 Garey Avenue
Pomona, California 91769

Re: Self-Contained Appraisal Report – Commercial Land
Pomona Redevelopment Agency
NWQ Auto Center Drive & White Avenue
Pomona, California

File No. 2747.01

Dear Mr. Fong,

In accordance with the written authorization we have received, Carl W. Boznanski of Boznanski & Company, a real property appraisal firm, has prepared this Self-Contained Appraisal Report of a vacant commercially oriented parcel. Our date of value is affective as of March 15, 2011.

The subject property is identified as follows:

Redevelopment Agency of the City of Pomona
APN: 8344-024-936 and 8344-024-935
This irregularly shaped parcel located along the west side of White Avenue bounded by Lexington Avenue on the north and Auto Center Drive on the south and Highway 71 on the west is comprised of two Assessor Parcel Nos., to be considered as one, encompassing a gross area of 518,364 sf or 11.90 ± acres. This parcel is vacant and undeveloped but is otherwise finished and ready for development. Of note are two easements that bisect the site. A landscape easement runs along the west most 25 feet (14,036 ± sf; 0.3222 ± acres), adjacent to Route 71. A Los Angeles County Flood Control easement bisects the western parcels along a width of 17 feet and a length of 692 ± feet from the northwest most corner to the Auto Center Drive cul-de-sac over 0.27 ± acres (11,761 ± sf). It is zoned C4 (Highway Commercial) by the City of Pomona subject to the Declaration of Covenants, Conditions and Restrictions for the Pomona Auto Center.

Based on the investigation and analysis outlined in the accompanying report and subject to the certification and limiting conditions attached to this report, we conclude that the subject vacant property as restricted in use by the zone and the auto center CCNRs would have a unit value of $5.00 psf of land. Thus, the 518,364 sf Pomona Redevelopment Agency property at the northwest quadrant of Auto Center Drive and White Avenue, Pomona, California as of March 15, 2011 would have a value of:

$2,592,000

TWO MILLION FIVE HUNDRED NINETY TWO THOUSAND DOLLARS

In arriving at our valuation conclusion of this property, we employed the Market Data Approach to Land since there are no existent site or building improvements at this location.

This self-contained appraisal report is intended to comply with the reporting requirements set forth under Standard Rules 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is not considered to depart from the specific guidelines of USPAP. As such, this report describes the data, reasoning and analysis that we used in the appraisal process to develop the appraiser's opinion of value.

Any significant changes to the site size or configuration, or any other material information supplied to us in this analysis, as further identified herein, could affect our valuation conclusion and would require a re-evaluation of our analysis.

Following this letter is a self-contained appraisal report which describes the subject area and the conditions of this appraisal, identifies the subject property and its characteristics and then specifically enumerates the methodology used in valuing the property.

We retain a copy of this report, together with worksheets, documents and other data upon which our conclusions and opinion of value are based.

We certify that we have no past, present or contemplated future interest in this property and that we have acted in accordance with accepted ethics and standards in our profession.

Thank you for this opportunity to provide appraisal services.

Respectfully submitted,
BOZNANSKI & COMPANY

Carl W. Boznanski
Principal Appraiser
President
Certified General Appraiser
CA # AG010837

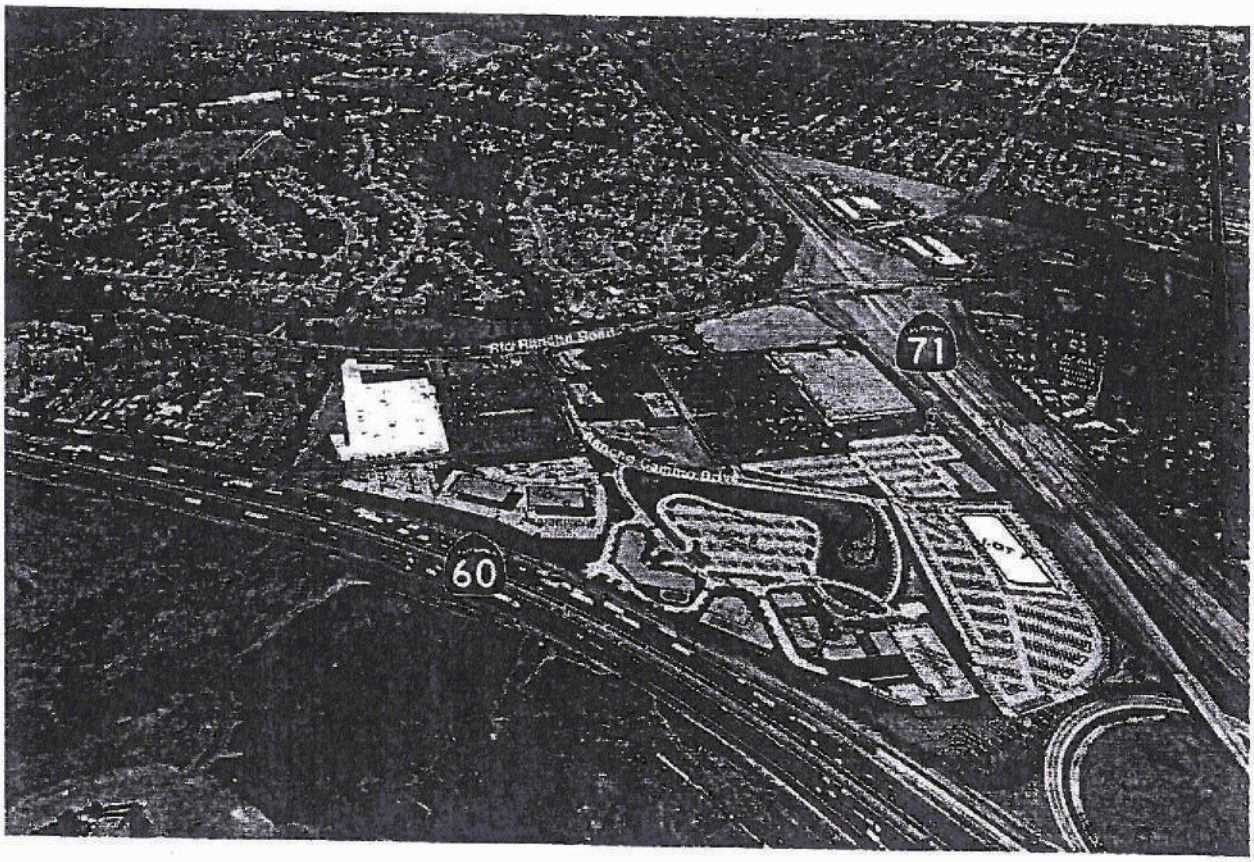
CWB/drm

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

NAME:	City of Pomona Redevelopment Agency Property
PROPERTY ADDRESS:	Northwest quadrant Auto Center Drive and White Avenue, Pomona
DATE OF VALUE:	March 15, 2011
INTERESTS APPRAISED:	Fee Simple
ASSESSED OWNER/ APPRAISED OWNER:	City of Pomona Redevelopment Agency
PROPERTY:	
ASSESSOR'S PARCEL NOS.:	8344-024-936 and 8344-024-935
SITE SIZE:	518,364 sf or 11.90 ± acres
ZONE:	C4 (Highway Commercial); City of Pomona
	Subject to Declaration of Covenants, Conditions and Restrictions for Pomona Auto Center
USE TYPE:	Vacant Land
HIGHEST AND BEST USE:	
"As Though Vacant Land":	Commercial/Office
VALUE INDICATIONS:	
Cost Approach:	N/A
Market Approach – Land:	$2,592,000
Market Approach – Improved:	N/A
Income Approach:	N/A
VALUE CONCLUSION:	**$2,592,000**

YK America
CONSTRUCTION • DEVELOPMENT • ENTITLEMENT • INVESTMENT
10508 Lower Azusa Road, Suite 200, El Monte, California 91731

Phillips Ranch Landfill Site Acquisition Proposal



RE: Land Aquisition Proposal

Philips Ranch Landfill Site

86 Rio Ranch Road, Pomona, California

11/08/2012

YK America
LAND • COMMERCIAL • RESIDENTIAL

Primary Project Contact:

Justin Huang

YK America Group

10508 Lower Azusa Rd #200
El Monte, CA 9173

Phone: 626-444-6668
Fax: 626-444-6698
JustinH@YKAmerica.com

YK America
LAND • COMMERCIAL • RESIDENTIAL

Table of Contents

1. Company Information

1.1 About Us 4

2. Site Background

2.1 Site Location 5

2.2 Site History 6

2.3 Legal Information 7

2.4 Adjacent Existing Development 8

2.5 Intended Use for Lot 9 9

3. Remedial Action Plan and Estimated Clean up Cost

3.1 Remedial Action Plan Background 10

3.2 Work Scope 11

3.3 Clean Up & Construction Time Line 11

3.4 Clean Up Cost 12

4. Proposal

4.1 Acquisition Proposal 12

YK America
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About Us

YK America Group was established in late 1980s, and has more than 15 years of experience in all aspects of real estate development. YK has been participating in the revitalization of suburban economies by creating commercial retail power centers throughout Central and Southern California regions.

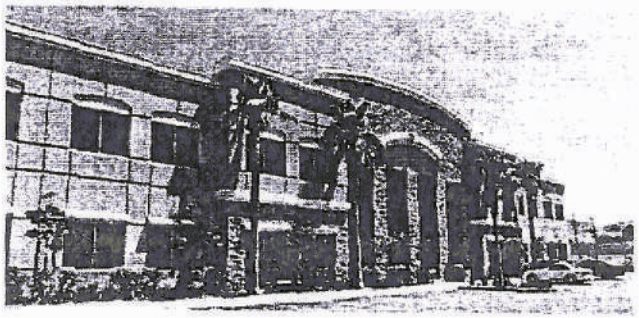
YK is one of the fastest growing, privately owned development companies in the nation. With strong financial background and experienced personnels, YK is committed to bringing quality development projects to cities across California by attracting national anchor stores and tenants to stimulate local economies. YK has developed over 500 acres of entitled land for commercial retail, office, residential and mixed-used, totalling 3 million square feet gross leasable area. Its business strategy is to acquire, entitle, develop and manage properties under one administrative and management team to ensure quality leadership for investors and clients.

YK's track record is proven through its success in collaboration with municipal governments such as City of Calexico, Delano, El Centro, El Monte, Pasadena and Pomona. Throughout the years, YK has been honored with numerous awards for excellence in real estate development. For further information, please visit our website at www.ykamerica.com.

With the needs of our clients foremost in our minds, project timing, quality control and financial accountability are the corner stones of our project management team's approach. At YK, we are an experienced "Build to Suit" developer / builder. We have our own in-house architects, interior designers and construction management team members. With this ability to control all aspects of the building and design process, we are able to meet our client's on-time and on-budget project demands.

We are proud in our ability to match up a vision and a need into a project reality. We accomplish this through our in-depth knowledge and understanding of project and regional demographics and economics. This knowledge will enable us to assist our clients in evaluating their possibilities. At YK, we posses solid private resources and funding to help, when necessary, the financing of our clients real estate projects.

At the YK Group, our Mission Statement is one of understanding, identifying and fulfilling the specific developmental goals and needs of our clients. We understand that property development is a privilege and by allowing us to become part of the privilege we also become part of the solution. When we meet our client's goals and needs, we help strengthen their mission and further their sense of security and commitment.



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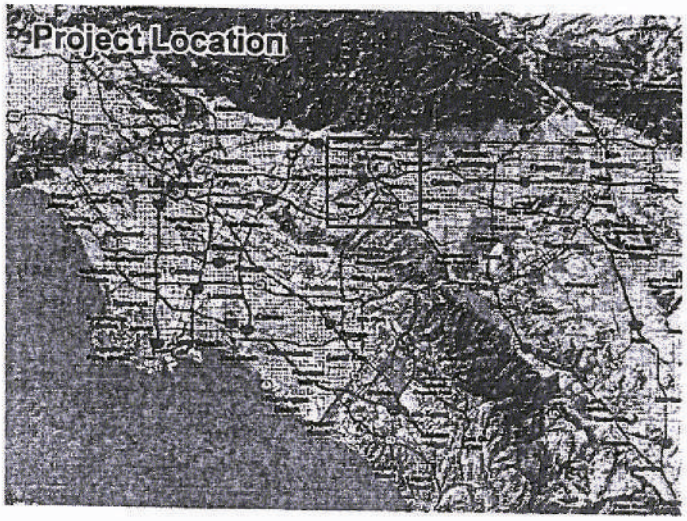
Site Location

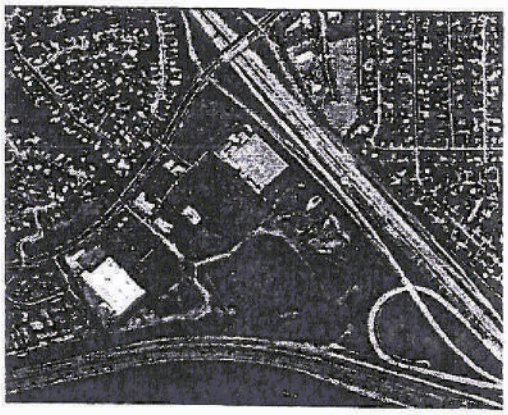
Philips Ranch Landfill Vicinity Map



- Junction of FWY 60 & FWY 71
- Central hub between Los Angeles, San Bernardino and Orange Counties.
- 7 Miles to Ontario International Airport

NORTH

Site History



The Site was originally a portion of a historical Spanish Land Grant. In 1864, the land was purchased by Mr. Louis Phillips and in 1925, a descendent, Ms. Irene Phillips, established the hog farm in the southern portion of the Phillips Ranch, an area known as the South Phillips Parcel. Domestic waste disposal at the Site officially began in 1934, but may have started as early as 1928. The facility operations involved salvaging recyclable materials, separating out wet garbage for feeding hogs, and burning the remainder. The Landfill had open burning for approximately 24 years, which ceased in response to air pollution control regulations enacted in the 1950's. During the 1940's and 1950's approximately 3.5 acres were used for municipal waste disposal by the City of Pomona. Most of the Landfill disposal activities ended in 1957 when Spadra Landfill opened. However, until 1960 other areas of the Site were informally used for disposal of construction and demolition debris. The 74-acre property, including the site was purchased by Louis Lesser Enterprise of Beverly Hills, California in 1964. Alvin Lesser of MORWIL Development company later acquired the property.

The Site was originally outside the Pomona city limits, but was annexed by the City in 1982. The City of Pomona purchased the 74-acre property and entered into an agreement with the May Company to develop the property into a regional shopping center in 1989. Between 1989 and 2001 several environmental investigations were conducted in and around the Landfill. These investigations culminated in a Remedial Action Plan (RAP) which was approved by the CIWMB on July 24, 2001 for the inactive Landfill portion (Lot 9) of the Site. Subsequently, the CIWMB approved an asphalt or concrete cap overlying Lots 7 & 8 adjacent to Lot 9 for residential and commercial developments on October 17, 2008.

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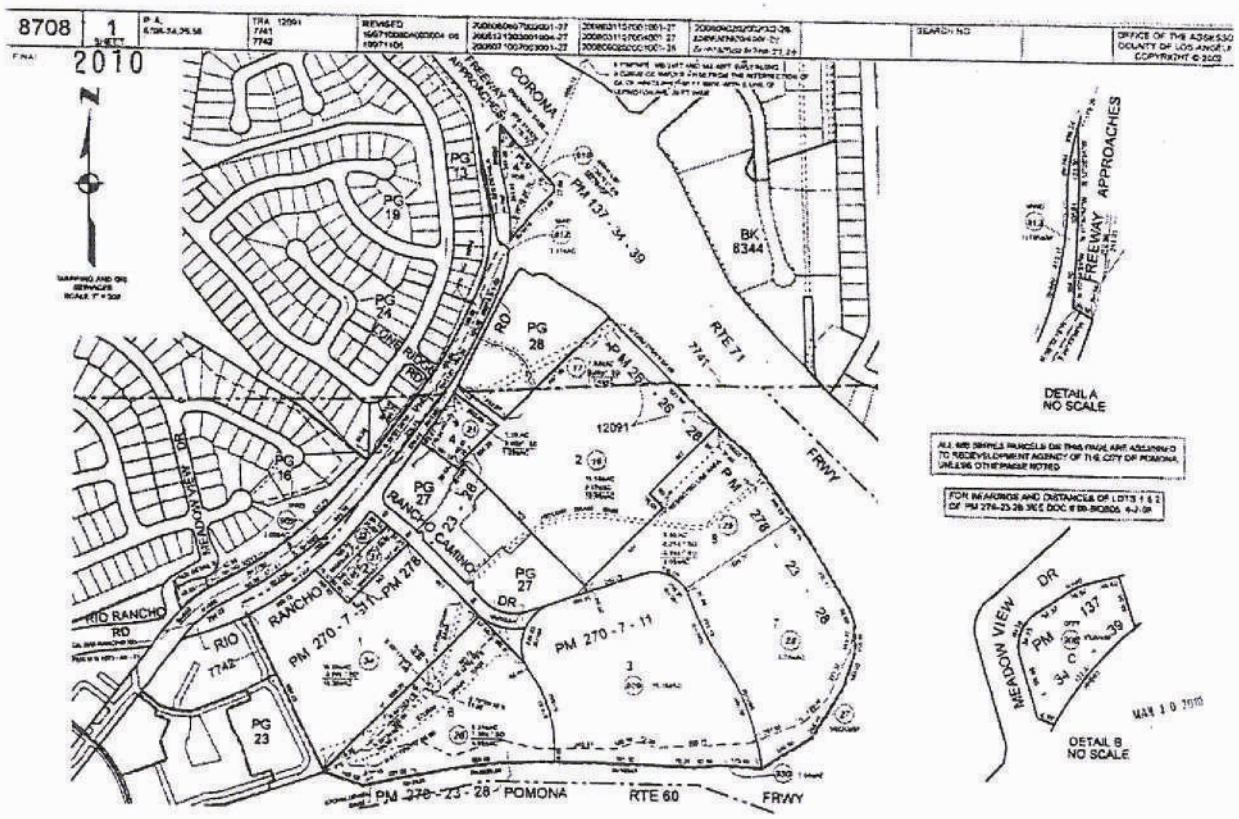
Legal Information

Site Information

Lot #	APN	Lot Size (acre)	Zoning
9	8708-001-929	12.59	R-C

U.S. Environmental Protection Agency Identification Number

- Solid Waste Information System (SWIS): #19-AA-5190
- EPA ID: CASFN0905473
- Cal-EPA Site Designation Committee Resolution #96-10
- California Integrated Waste Management Board SWIS# 19-AA-5190

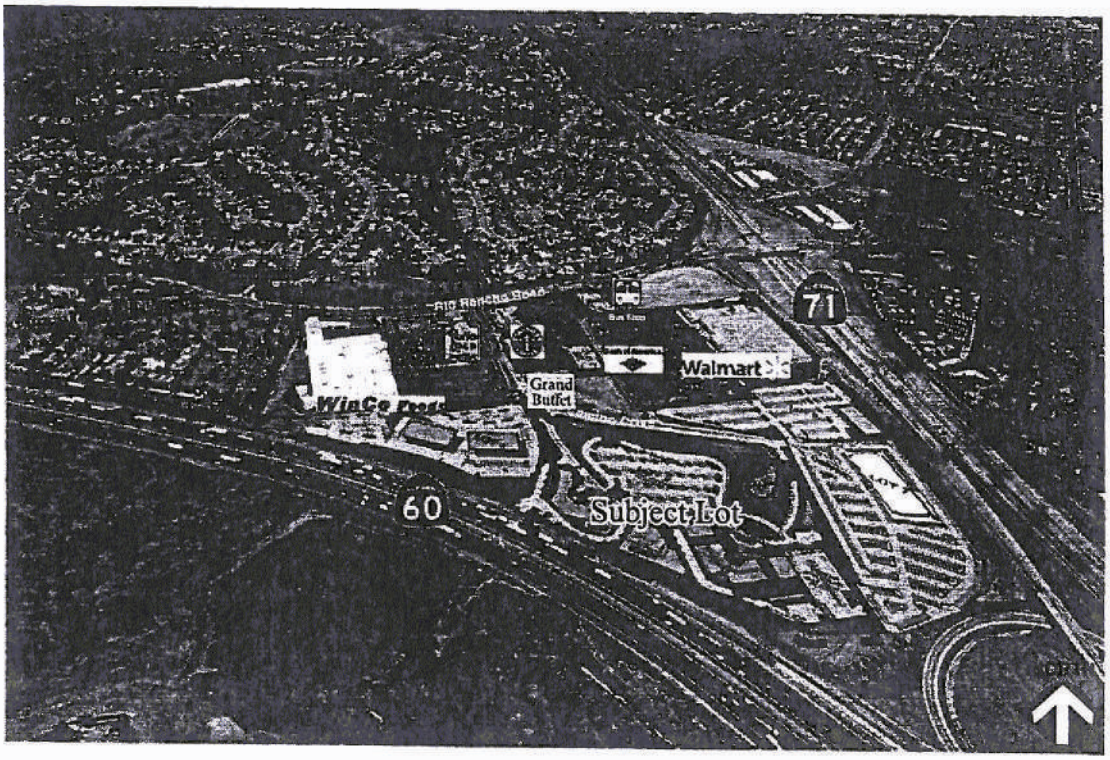


Adjacent Development by YK America

Pomona Ranch Plaza project started the entitlement process in 2004. Construction began in 2005. Over 63,000 sq.ft. of retail spaces have already been built in the past 9 years, with the construction currently in progress for two office buildings in Lot 6. The project has attracted national tenants such as Walmart, WinCo Foods, Bank of America, Starbucks, and Subway.

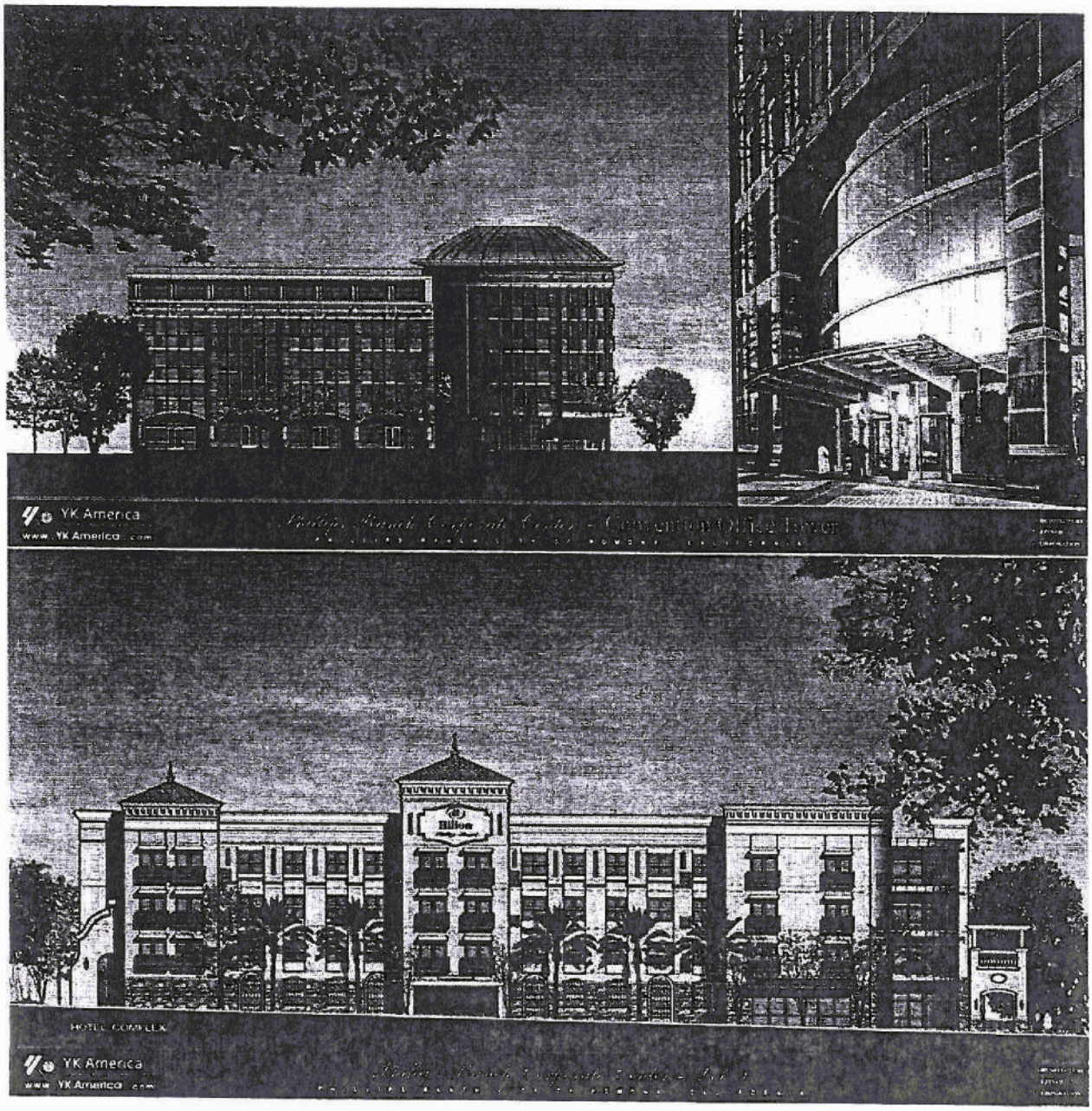
Lot #	Lot Size (AC)	Building Size (SF)	Use
1A	2.93	24,400	Retail/Food
1B	1.37	6,800	Retail/Gas Station/Car Wash
3	1.90	23,000	Food/Retail
4	1.22	10,500	Food/Retail
5A	1.25	10,000	Food/Retail
5B	2.06	21,000	Food/Retail/Office
5C	1.38	19,500	Food/Retail
6	6.30	81,410	Food/Retail
7/8	11.14	89,097	Food/Retail/Office

Aerial Image (looking North)



Intended Uses for Lot 9

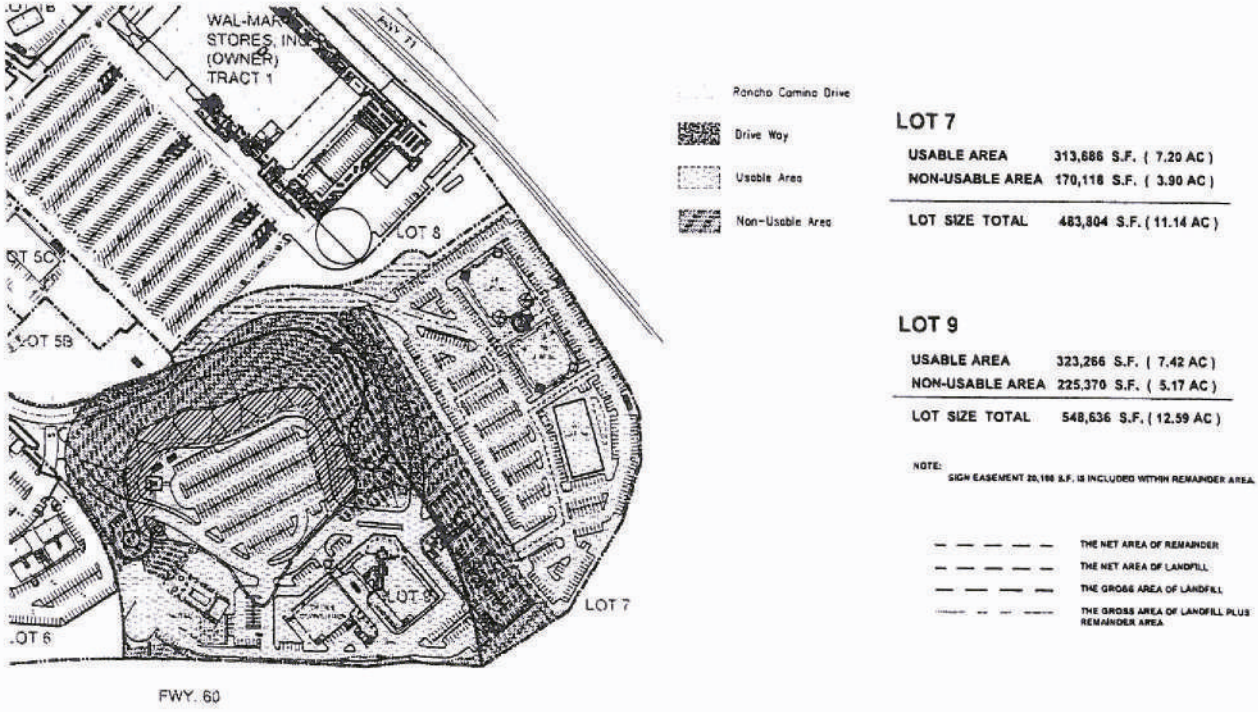
The proposed site development plan for Lot 9 is a mixed-use development that consists of office and hospitality uses. The proposed project is known as the Pomona Ranch Business Center, which will be a premier location for corporate offices, convention and exhibition space in the region, with nearly 325,000 square feet of space available for potential tenants such as financial institutions, corporations, government agencies. The adjacent four-story hotel will complement the office use by providing convenient lodging and amenities for business travelers.



Remedial Action Plan Background

The Site consists of approximately 25 acres of undeveloped land (Site) containing a 3.5 acre former landfill known as the Phillips Ranch Landfill (Landfill). the Site has been divided into three lots; lot 7, 8 and 9. The site development plan proposes commercial use for Lot 9 which is approximately 12.59 acres and contains the Landfill, and mixed commercial and partial residential use for Lot 7 (approximately 8 acres) and Lot 8 (approximately 5 acres). Even though Lot 9's land area is 12.59 acres, with only **7.42 acres usable area**, the difference (5.17 acres) being unusable due to slope conditions and other land dedicated for roadways.

The California Integrated Waste Management Board approved the Remedial Action Plan for the Phillips Ranch Disposal Site on July 24, 2001 based on the Final Remedial Action Plan prepared by URS/Dames & Moore dated May 9, 2001. Furthermore, the California Integrated Waste Management Board approved the Final Remedial Action Plan for the same site at Phillips Ranch Disposal Site on October 17, 2008 for development on Lot 7, 8 & 9 for residential and commercial uses.



POMONA RANCH PLAZA
SITE PLAN

NORTH
DRAFT

Work Scope

The scope of work involved can be geenrally described as the capping of the closed landfill known as Phillips Ranch Disposal Site, also referred to as Lot 9 of the Pomona Ranch Plaza. Phase 1 consists of developing the Site Remediation Work Plan and Submit to Regulatory Agencies. Phase 2 consists of preparing Design, Engineering and Grading Plans and obtaining City Approvals. Phase 3 consists of Grading and Construction Consulting Oversight/ Environmental Services.

Work related to the actual remediation includes: clearing and grubbing, removal of deleterious materials (i.e. hazardous wastes, drums), abandonment of existing wells, importation of clean soil in compliance with the materials approved by the State for the approved landfill cover, rough grading of the subsurface of the landfill, placement of the selected cover soils to the minimum thickness approved by the State, placement of drainage controls, placement of landscaping as required, and final grading activities.

Clean Up and Construction Timeline

Lot 9 Construction Timeline

	Year 1				Year 2				Year 3				Year 4			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Admin Phase	3-9 M															
Clean Up/Remediation			3-6 M													
Grading				3-6 M												
Building Construction						10-18 M										
Tenant Improvement												3-8 M				

Clean Up Cost

ENVIRONMENTAL REMEDIATION		AMOUNT
	Site Remediation Work Plan	$7,500.00
	Design, Engineering and Grading Plan Preparation	$45,000.00
	Grading and Construction Consulting Oversight	$37,500.00
	Clearing and Grubbing	$50,000.00
	Removal of Deleterious Materials	$100,000.00
	Abandonment of Existing Wells	$150,000.00
	Importation of Clean Soil for Cover	$50,000.00
	Rough Grading of Subgrade	$50,000.00
	Placing of Cover Soils	$125,000.00
	Drainage Controls Placement	$50,000.00
	Landscaping as Required	$25,000.00
	Final Grading Activities	$650,000.00
	TOTAL COST	**$1,340,000.00**

Acquisition Proposal

Subject Property:	Lot 9	APN: 8708-001-929
Total Lot Size:	12.59 Acres	
Usable Lot Size:	7.42 Acres	
Purchase Price:	$774,024	Remaining Bond amount
Clean up assistant	$1,340,000	Enviromental Remediation
Escrow Open Date:	January 2013	
Escrow Close date:	90 days	

As stated earlier in this report, YK America has been the master developer for the Pomona Ranch Plaza since 2004. In addition to the five retail buildings erected totalling 63,000 sq. ft., it has been able to bring in national retail tenants into the center. Today it is one of the most frequented shopping centers in Pomona with Walmart and WinCo Foods anchoring the shopping center. Although the challenging economic climate put a temporary halt to the center's development for the past three years, YK America is once again starting the development by constructing the Pomona Ranch Professional Office Buildings in Lot 6. The offices will be the precursor to the development here at Lot 9, where Class A corporate office park and hotel will be

located. Due to the high cost of earthwork and environmental remediation, certain amount of work will need to take place in order to make this property usable.

In reference to the Amended and Restated Disposition and Development Agreement executed between the City of Pomona Community Development Commission and Phillips Ranch Development LLC and approved on May 2, 2005, the Amortization Schedule for Assessor Parcel No. 8708-001-929, also known as Lot 9, indicates a Remaining Amount of $774,024.11 for Period of 2012-2013. This amount will be paid by Phillips Ranch Development to the City of Pomona. However, we will need the financial assistance of the City of Pomona to offset the cost for environmental remediation, grading and clean up.

YK America proposes opening of escrow in January 2013, with closing of escrow within 90 days.

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF POMONA SITTING AS THE REDEVELOPMENT AGENCY OF THE CITY OF POMONA, CALIFORNIA, AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO SIGN ON BEHALF OF SAID AGENCY, A LEASE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF POMONA AND THE COUNTY OF LOS ANGELES, DATED _____, 19___, AND TO EXECUTE AND SUBMIT ALL OTHER NECESSARY DOCUMENTS PERTAINING TO SAID LEASE AGREEMENT.

BE IT RESOLVED by the Council of the City of Pomona sitting as the Redevelopment Agency of the City of Pomona, California, as follows:

SECTION 1. The Executive Director of the Redevelopment Agency of the City of Pomona, California, or his designee, is hereby authorized to sign, on behalf of said Agency, a Lease Agreement between the REDEVELOPMENT AGENCY OF THE CITY OF POMONA and the COUNTY OF LOS ANGELES, dated _____, 19___, and to execute and submit all other necessary documents pertaining to said Lease Agreement. A copy of this Lease Agreement is attached hereto, marked EXHIBIT A, and by reference made a part hereof.

SECTION 2. The Secretary is directed to attest the execution of this Lease Agreement.

SECTION 3. The Secretary shall certify to the passage and adoption of this resolution, and it shall thereupon take effect and be in force.

APPROVED AND PASSED this 1st day of March, 1993.

ATTEST:

THE REDEVELOPMENT AGENCY OF THE CITY OF POMONA

_____
Secretary

By _____
Chairman

APPROVED AS TO FORM:

_____
Agency Counsel

Lease:
Department:
Lessor: The City of Pomona
Redevelopment Agency

INDEX

1. DESCRIPTION OF PREMISES.....1
2. TERM.....1
3. RENT.....2
4. USE.....2
5. CANCELLATION.....2
6. HOLDOVER.....3
7. DAMAGE OR DESTRUCTION.....3
8. TENANT'S FIXTURES.....3
9. REPAIR, MAINTENANCE AND REPLACEMENT.....3
10. UTILITIES.....4
11. LESSOR'S ACCESS.....4
12. DEFAULT.....4
13. ASSIGNMENT; SUBLETTING.....6
14. ALTERATIONS.....6
15. NOTICES.....6
16. CONDEMNATION.....6
17. INDEMNIFICATION.....7
18. TAXES.....7
19. BINDING ON SUCCESSORS.....7
20. PARKING SPACES.....7
21. HAZARDOUS MATERIALS.....7
22. GENERAL PROVISIONS.....9
23. WARRANTY OF AUTHORITY.....11
24. ESTOPPEL CERTIFICATE.....11
25. TENANT IMPROVEMENTS.....11
26. HYPOTHECATION OF LEASEHOLD.....12
27. RENT ADJUSTMENT.....12

COUNTY OF LOS ANGELES
INTERNAL SERVICES DEPARTMENT
LEASE AND AGREEMENT

THIS LEASE AND AGREEMENT, made and entered into in duplicate original this ____ day of _____, 19___, by and between THE CITY OF POMONA REDEVELOPMENT AGENCY, hereinafter referred to as the Lessor, and the COUNTY OF LOS ANGELES, a body politic and corporate, hereinafter referred to as the Lessee,

W I T N E S S E T H:

1. **DESCRIPTION OF PREMISES:** The Lessor, for and in consideration of the performance of the covenants and agreements hereinafter contained to be kept and performed by the Lessee, upon the following terms and conditions, hereby leases to the Lessee, and the Lessee hereby hires and takes of and from the Lessor, those certain premises located on the east side of Short Street south of Holt Avenue, Pomona, in the County of Los Angeles, State of California, consisting of approximately 44,000 square feet of vacant land to be improved with approximately 102 off-street parking spaces, as shown in the attached Exhibit "A".

2. TERM:

A. Original Term:

The term of this lease shall be for a period of seventeen (17) years beginning upon completion of improvements by Lessor evidenced by the issuance of a Certificate of Occupancy (or Temporary Certificate of Occupancy, if applicable) by the City of Pomona, pursuant to Paragraph 25 and acceptance thereof by the Lessee, but in no event later than June 1, 1993, and ending seventeen (17) years thereafter. Notwithstanding the prior commencement of the lease term, the rent shall not be due and owing until said Lessee accepts the improvements to be performed by Lessor. Should there be any delays beyond the control of the Lessor, then the lease commencement date may be adjusted accordingly upon the mutual consent of Lessee and Lessor. Lessee shall not unreasonably withhold its approval. Lessee hereby agrees to make timely inspections and to make timely notices of its approval or disapproval of said work. If Lessee fails to accept or reject such approval within thirty (30) days after completion by the Lessor, Lessee shall have been deemed to have accepted such improvements, the lease shall commence and the rent shall be due. Lessor and Lessee shall promptly execute the "Commencement Date Memorandum" attached hereto as Exhibit "B" and the "Memorandum of Tenant Improvement cost" attached hereto as Exhibit "C" following commencement of the lease term subject to any remaining minor punchlist items. The Director, Internal Services, or his designee, is hereby authorized to sign on behalf of Lessee. The Executive Director of the Redevelopment Agency is hereby authorized to sign on behalf of Lessor.

B. Options to Renew:

Lessee shall have the option to renew this Lease for a period of eight (8) years under the same terms and conditions and rental rate as contained herein. Lessee, by Internal Services Department letter, shall notify Lessor in writing not less than sixty (60) days prior to expiration of the

lease term of Lessee's intention to exercise its option. The actual exercise of the option shall be only by the Board of Supervisors of the County of Los Angeles.

3. **RENT:** The Lessee hereby agrees to pay as rent for said demised premises during the term the sum of Twenty-Six Thousand and No/100 Dollars ($26,000.00) per year subject to adjustment pursuant to Paragraph 27 payable in advance by Auditor's General Warrant. Rental payments shall be within fifteen days after the first day of each and every year of the term hereof provided Lessor has caused a claim therefor for each such year to be filed with the Auditor of the County of Los Angeles prior to the first day of each year. Lessor's failure to file said claim shall not waive the right to rent but shall waive the Lessor's right to payment within the prescribed time period. Lessee shall pay the first year's rental payment, prorated to the commencement date of the lease, within thirty (30) days of said commencement date.

4. **USE:** Lessor agrees that the demised premises together with appurtenances thereto belonging or in any wise appertaining, shall be used by the Lessee for client/employee parking purposes for use by the Department of Public Social Services (DPSS) on weekdays between the hours of 7:00 a.m. and 6:00 p.m. The parking spaces will be available to the Lessor and the public after normal working hours, and on weekends and holidays as Lessor may find necessary. Any use of the demised premises by the Lessee inconsistent with the provisions of this lease must receive prior written consent of the Lessor, which consent shall not be unreasonably withheld.

5. **CANCELLATION:** Lessee shall have the right to cancel this lease at any time by giving ninety (90) days written notice if funds are not appropriated by the County Board of Supervisors for this lease in future rent budgets; or if the Department of Public Social Services vacates the facility at 2040 West Holt Avenue, Pomona, or if the caseload at that facility is reduced by more than thirty percent (30%) of the present caseload. In the event of early cancellation due to a 30% reduction in caseload, the Lessor at its option may audit the number of cases maintained by DPSS at that site.

If Lessee exercises its option to cancel the lease prior to the end of the lease term, Lessee will reimburse Lessor for fifty percent (50%) of the unamortized improvements based on the cost stated in Exhibit "C" amortized at seven percent (7%) over a 25-year period, except that if the facility at 2040 West Holt Avenue is vacated due to destruction by fire, incidents of war, earthquake, or other elements, Lessee may cancel this lease and will not be liable for any unamortized tenant improvements.

In the event that Lessee shall fail to submit payment to Lessor within sixty (60) days from the date rent is due, provided a claim has been filed as provided herein, the Lessor shall have the right to cancel this lease by providing sixty (60) days written notice to Lessee. In the event that Lessor shall exercise its option to cancel the lease as provided herein, Lessee shall be responsible to