



**AGENDA
CITY OF NORCO
SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING**

January 26, 2015

Norco City Hall, Conference Room A, 2870 Clark Avenue, Norco, CA 92860

CALL TO ORDER: 8:00 a.m.

ROLL CALL: Herb Higgins, Chair
Kevin Bash, Vice Chair
Kathy Azevedo, Board Member
Berwin Hanna, Board Member
Greg Newton, Board Member

PLEDGE OF ALLEGIANCE: Board Member Berwin Hanna

1. BUSINESS ITEM:

- A. Approval of the January 15, 2015 Special Meeting Minutes. **Recommended Action: Approve the January 15, 2015 special meeting minutes.** (Secretary)
- B. A Resolution of the Successor Agency Approving a Revision to the Long-Range Property Management Plan Adding Certain Property (Silverlakes) to the Plan, Reformatting the Revision, and Including More Detail as Directed by the California Department of Finance. **Recommended Action: Adopt SA Resolution No. 2015-02, approving the revision to the Long-Range Property Management Plan as directed by the Department of Finance.** (Executive Director)

2. PUBLIC COMMENTS

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office, (951) 270-5623. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II). All supporting documents are on file in the Office of the City Clerk. Any writings or documents provided to a majority of the Successor Agency regarding any item on this agenda will be available for public inspection at the City Clerk's Counter in City Hall located at 2870 Clark Avenue.



**MINUTES
CITY OF NORCO
SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING**

January 15, 2015

Norco City Hall, Conference Room A, 2870 Clark Avenue, Norco, CA 92860

CALL TO ORDER: 2:00 p.m.

ROLL CALL: Herb Higgins, Chair, **Present**
Kevin Bash, Vice Chair, **Present**
Kathy Azevedo, Board Member, **Absent**
Berwin Hanna, Board Member, **Present**
Greg Newton, Board Member, **Present**

PLEDGE OF ALLEGIANCE: Board Member Berwin Hanna

1. BUSINESS ITEM:

- A. A Resolution of the Successor Agency Approving a Modification to the Long-Range Property Management Plan Adding Certain Property (Silverlakes) to the Plan as Directed by the California Department of Finance. (Executive Director)

Executive Director Andy Okoro reported item is a request to approve a modification to the Long-Range Property Management Plan (LRPMP). At its November 26, 2014 meeting, the Successor Agency adopted SA Resolution No. 2014-05 approving the transfer of the Silverlakes property to the City of Norco as directed by the Oversight Board per its adopted OB Resolution No. 2014-08. As required, the Oversight Board action was submitted to the Department of Finance (DOF) for review. On January 12, 2015, the DOF responded indicating that the Oversight Board action approving the transfer of the Silverlakes property to the City of Norco was not approved. The DOF stated that the Successor Agency may request to transfer the Silverlakes property to the City of Norco through the Long-Range Property Management Plan (LRPMP). Previously, the DOF approved the Successor Agency's LRPMP on October 23, 2013, which did not include the Silverlakes property. Therefore, it is recommended that the Successor Agency Board approve the modification to the LRPMP to include the Silverlakes property. Following the Successor Agency Board's approval, a request for approval will be presented to the Oversight Board. The Oversight Board action will then be submitted to the DOF for review and approval.

Executive Director Okoro added that he has been communicating with the DOF, informing them of the process the City is going through to modify the LRPMP. The DOF indicated that

they concur with the process and will expedite their review of the documents approved by the Successor Agency and Oversight Board.

Agency Counsel John Harper indicated that this modification is a result of a dispute between State Controller's Office and the Department of Finance about the definition of governmental use property.

In response to Chair Higgins' question as to why the Silverlakes property was not included in the original LRPMP, Executive Director Okoro stated that the Silverlakes property had already been transferred to the City of Norco when the original LRPMP was approved. Therefore, Silverlakes was considered property of the City of Norco, not the Successor Agency. Agency Counsel Harper added that the Successor Agency reported to the Department of Finance that the property had been transferred and subsequently received approval from DOF of that asset transfer.

M/S HANNA/BASH to Adopt SA Resolution No. 2015-01, approving the modification to the Long-Range Property Management Plan for the Successor Agency to the Norco Community Redevelopment Agency adding the Silverlakes property to the plan as additional governmental use property. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

2. PUBLIC COMMENTS

None.

ADJOURNMENT

Chair Higgins adjourned the meeting at 2:07 p.m.

Cheryl L. Link, Secretary

**SUCCESSOR AGENCY TO THE
NORCO COMMUNITY REDEVELOPMENT AGENCY
STAFF REPORT**

TO: Chairperson and Members of the Successor Agency Board

FROM: John Harper, City Attorney

DATE: January 26, 2015

SUBJECT: Review and Approval of a Revision to the Long-Range Property Management Plan for the Successor Agency to the Norco Community Redevelopment Agency Adding Certain Property (Silverlakes) to the Plan, Reformatting the Revision, and Including More Detail as Directed by the Department of Finance

RECOMMENDATION: Adopt **SA Resolution No. 2015-02**, approving the revision to the Long-Range Property Management Plan for the Successor Agency to the Norco Community Redevelopment Agency as directed by the Department of Finance

SUMMARY: At its November 26, 2014 meeting, the Successor Agency adopted SA Resolution No. 2014-05 approving the transfer of the Silverlakes property to the City of Norco as directed by the Oversight Board per its adopted OB Resolution No. 2014-08. As required, the Oversight Board action was submitted to the Department of Finance (DOF) for review. On January 12, 2015, the DOF responded indicating that the Oversight Board action approving the transfer of the Silverlakes property to the City of Norco was not approved. The DOF stated that the Successor Agency may request to transfer the Silverlakes property to the City of Norco through the Long-Range Property Management Plan (LRPMP). At a special meeting on January 15, 2015, the Successor Agency approved the modification to the LRPMP adding the Silverlakes property. The modification was also approved by the Oversight Board its special meeting on January 20, 2015. The actions of the Successor Agency and the Oversight Board on January 15, 2015 and January 20, 2015, respectively, were submitted to the DOF for approval. On January 22, 2015, the DOF responded and requested that additional information be included in the LRPMP. Therefore, it is recommended that the Successor Agency Board approve the revisions to the LRPMP. Following the Successor Agency Board's approval, a request for approval will be presented to the Oversight Board. The Oversight Board action will then be submitted to the DOF for review and approval.

BACKGROUND/ANALYSIS: The LRPMP has been prepared by the Successor Agency to the Norco Community Redevelopment Agency (the "Successor Agency") in accordance with Health and Safety Code Section 34195.5 and was approved by the California Department of Finance on October 23, 2013. The LRPMP includes an inventory of all properties in the Community Redevelopment Property Trust Fund, which was established to serve as the repository of the former redevelopment agency's real properties. The

LRPMP also addresses the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. The plan identifies and lists properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

The LRPMP includes all of the required information and disposition plan for all of the properties listed. The revision adds the Silverlakes property to the plan as additional governmental purpose property, reformats the revision, and includes more detail as requested by the DOF.

At this time, the Successor Agency Board is recommended to approve the revision to the LRPMP for submittal to the Oversight Board for its approval, and subsequently to the Department of Finance for approval.

Attachments: SA Resolution No. 2015-02
Long-Range Property Management Plan
Deed Restriction

SA RESOLUTION NO. 2015-02

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY APPROVING A REVISION TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN TO INCLUDE CERTAIN PROPERTY (SILVERLAKES) IN THE PLAN, REFORMAT THE REVISION, AND INCLUDE MORE DETAIL AS DIRECTED BY THE DEPARTMENT OF FINANCE

WHEREAS, in accordance with Health and Safety Code Section 34195.5, the Long-Range Property Management Plan (“LRPMP”) was prepared by the Successor Agency to the Norco Community Redevelopment Agency (“Successor Agency”) and approved by the California Department of Finance on October 23, 2013, in which certain property (“Silverlakes property”) was not included in the plan; and

WHEREAS, at its November 26, 2014 meeting, the Agency adopted SA Resolution No. 2014-05 approving the transfer of the Silverlakes property to the City of Norco as directed by the Oversight Board of the Successor Agency to the Norco Redevelopment Agency (“Oversight Board”) per its adopted OB Resolution No. 2014-08; and

WHEREAS, the Oversight Board action was submitted to the California Department of Finance (“DOF”) for review and approval; and

WHEREAS, on January 12, 2015, the DOF responded to the submittal indicating that the Oversight Board action approving the transfer of the Silverlakes property to the City of Norco was not approved; and

WHEREAS, the DOF stated that the Successor Agency may request to transfer the Silverlakes property to the City of Norco through the LRPMP; and

WHEREAS, a modification to the LRPMP was prepared to include the Silverlakes property as additional governmental use property and approved by the Successor Agency on January 15, 2015 and subsequently by the Oversight Board on January 20, 2015.

WHEREAS, the actions taken by the Successor Agency and the Oversight Board on January 15, 2015 and January 20, 2015, respectively, were submitted to the DOF on January 20, 2015.

WHEREAS, on January 22, 2015, the DOF responded requesting that additional information be included in the LRPMP and a revision to the LRPMP be approved by the Successor Agency and Oversight Board.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY the Successor Agency to the Norco Community Redevelopment Agency, as follows:

Section 1: Each of the foregoing recitals is true and correct.

Section 2: The Successor Agency hereby approves the revision to the LRPMP to include the Silverlakes property in the plan, reformat the revision, and include more detail as directed by the Department of Finance.

Section 3: This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED by the Successor Agency to the Norco Community Redevelopment Agency at a special meeting held this 26th day of January, 2015.

Herb Higgins, Chairperson
Successor Agency to the
Norco Community Redevelopment Agency

ATTEST:

Cheryl L. Link, Secretary
Successor Agency to the
Norco Community Redevelopment Agency

I, Cheryl Link, Secretary of the Successor Agency to the Norco Community Redevelopment Agency, do hereby certify that the foregoing Resolution was introduced and duly adopted by the Board of Directors at a special meeting held on the 26th day of January, 2015, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cheryl L. Link, Secretary
Successor Agency to the
Norco Community Redevelopment Agency

LONG-RANGE PROPERTY MANAGEMENT PLAN

Amended

*Successor Agency to the
Norco Community Redevelopment
Agency*

January 26, 2015

LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the Norco Community Redevelopment Agency

BACKGROUND AND PURPOSE OF THE PLAN

The Plan has been prepared by the Successor Agency to the Norco Community Redevelopment Agency (the "Successor Agency") in accordance with Health and Safety code Section 34195.5.

INVENTORY OF PROPERTY

Following is the required information regarding the inventory of the property, which constitutes the only real property transferred from the former Norco Community Redevelopment Agency (the "Former Norco CRA") and owned by the Successor Agency. This inventory is organized to address the specific inventory subsections listed in health and Safety Code Section 34191.5(c)(1).

(A) Acquisition Information.

1. APNs 122-070-023 & 026 Single Parcel

The property was approved for acquisition by the Former Norco CRA on February 21, 2001. The purchase price paid for the property, which represented its value at the time of purchase, was \$65,000, plus the required administrative expenses.

2. APNs 126-120-033, 034 & 038

The parcels were approved for acquisition by the Former Norco CRA on November 5, 2008. The purchase price paid for the property, which represented its value at the time of purchase, was \$1,330,000, plus the required administrative expenses.

(B) Purpose of Acquisition.

1. APNs 122-070-023 & 026 Single Parcel

The property was purchased from Norco/Corona Associates for the purpose of encouraging future redevelopment of the adjacent parcels located within the Gateway Specific Plan area.

2. APNs 126-120-033, 034 & 038

The parcels were purchased for the purpose of facilitating potential expansion of and improvements to, the Norco Auto Mall, with a long-term goal of expanding or attracting a new auto dealership.

LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the Norco Community Redevelopment Agency

(C) Parcel Data.

1. APNs 122-070-023 & 026 Single Parcel

The property is a 0.4-acre, 17,424 sq. ft., vacant lot located adjacent to 1695 Hidden Valley Parkway and zoned Commercial.

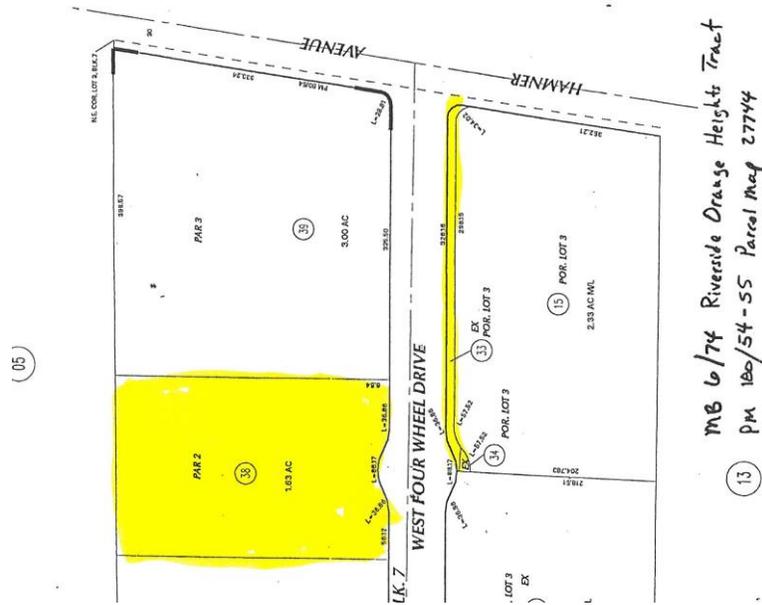


LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the Norco Community Redevelopment Agency

2. APNs 126-120-033, 034 & 038

The parcels include a 1.63-acre, 71,002 sq. ft., vacant lot located on West Four Wheel Drive behind 2100 Hamner Avenue. Two other remnant parcels are included consisting of .110 acres, 4,791 sq. ft. and zoned Auto Mall Specific Plan Area "A".



LONG-RANGE PROPERTY MANAGEMENT PLAN
Successor Agency to the
Norco Community Redevelopment Agency

(D) Current Value.

1. APNs 122-070-023 & 026 Single Parcel
\$130,000 (per appraised value dated May 3, 2013)

2. APNs 126-120-033, 034 & 038
APN 126-120-038 -- \$780,000 (per appraised value dated May 3, 2013)
APNs 126-120-033 & 34 -- \$1,000 - \$2,000 (per appraised value dated May 3, 2013)

(E) Revenues Generated by the Property; contractual Requirements.

1. APNs 122-070-023 & 026 Single Parcel

The property does not generate any lease, rental, or other revenue. There is no contractual requirement related to disposition of the property.

2. APNs 126-120-033, 034 & 038

The parcels do not generate any lease, rental, or other revenue. There is no contractual requirement related to disposition of the property.

(F) Environmental Contamination and Remediation.

1. APNs 122-070-023 & 026 Single Parcel

To the Successor Agency's knowledge, the property does not have any history of environmental contamination or remediation efforts.

2. APNs 126-120-033, 034 & 038

To the Successor Agency's knowledge, the parcels do not have any history of environmental contamination or remediation efforts.

LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the Norco Community Redevelopment Agency

(G) Potential for Transit-Oriented Development and Advancement of Planning Objectives.

1. APNs 122-070-023 & 026 Single Parcel

The property has no potential for transit-oriented development. There are a number of constraints to development as well as use of the property.

2. APNs 126-120-033, 034 & 038

APN 126-120-038 was purchased for the purpose of holding special events to increase foot traffic in the Auto Mall with a long-term goal of either expanding the adjacent auto dealership site or combining the parcel with a school bus parking lot site to attract a new auto dealership.

APNs 126-120-033 & 34 were purchased for public street and road purposes; therefore, the parcels have no potential for transit-oriented development and are not included in the City's planning objectives.

(H) History of Development Proposals and Activity.

1. APNs 122-070-023 & 026 Single Parcel

To the Successor Agency's knowledge, there is no history of development proposals or activity.

2. APNs 126-120-033, 034 & 038

To the Successor Agency's knowledge, there is no history of development proposals or activity.

(I) Proposed Disposition of Property.

1. APNs 122-070-023 & 026 Single Parcel

The Successor Agency will liquidate and sell the property and the proceeds of the sale will be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(C).

2. APNs 126-120-033, 034 & 038

LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the Norco Community Redevelopment Agency

APN 126-120-038

The Successor Agency will liquidate and sell the property and the proceeds of the sale will be distributed as property taxes to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(C).

APNs 126-120-033 & 34

The Successor Agency will quitclaim the two remnant parcels to the City of Norco for governmental purposes, in accordance with the terms of Health and Safety Code Section 34181(a), as they are specified for street purposes.

GOVERNMENTAL PURPOSE PROPERTY

Other Remnant Parcels Owned and NOT Held for Resale (No Carrying Asset Value) – Transactions Completed for Transfer to the City of Norco:

APN 131-112-016

Public Parking Lot (.45 acres)

Quit Claimed to Norco CRA in 1994

Located on Old Hamner between the Public Library and the American Legion Hall

APN 125-180-007

Street Right-of-Way (.25 acres of which there is 1,515 sq. ft. of surplus)

APN 125-150-041

Street Right-of-Way (.20 acres)

Other Remnant Building Owned by the former Norco CRA:

Mobile Home

Storage Trailer (24' x 60')

Located next to the Public Library/leased for historical archive storage

Asset Carrying Value as of January 31, 2012: \$0

Auto Mall Sign

Located adjacent to Interstate 15 and the Norco Auto Mall

Asset Carrying Value as of January 31, 2012: \$236,948

LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the Norco Community Redevelopment Agency

ADDITIONAL GOVERNMENTAL PURPOSE PROPERTY: (ADDED JANUARY 20, 2015)

(A) Acquisition Information.

Silverlakes Property APNs 152-060-004-0; 152-060-011-6; 152-070-001-8; 152-070-011-7; and 152-070-002-9.

The Silverlakes Property is a 122-acre property restricted by the Federal Court for use as a public park acquired by the City of Norco in 2002 at a cost of \$5.5 million. To acquire the property, the City borrowed \$5.5 million from the Redevelopment Agency (RDA). The property was subsequently transferred to the Redevelopment Agency in 2004 to fulfill the loan obligation.

(B) Purpose of Acquisition.

The property has a General Plan designation and zoning of open space with park designation. To date, the City and County has spent nearly \$7 million in doing development work on the property. The Oversight Board and the Successor Agency have approved the transfer of the property to the City to finalize the development and operation of a public park, at an expected additional cost of approximately \$30 million.

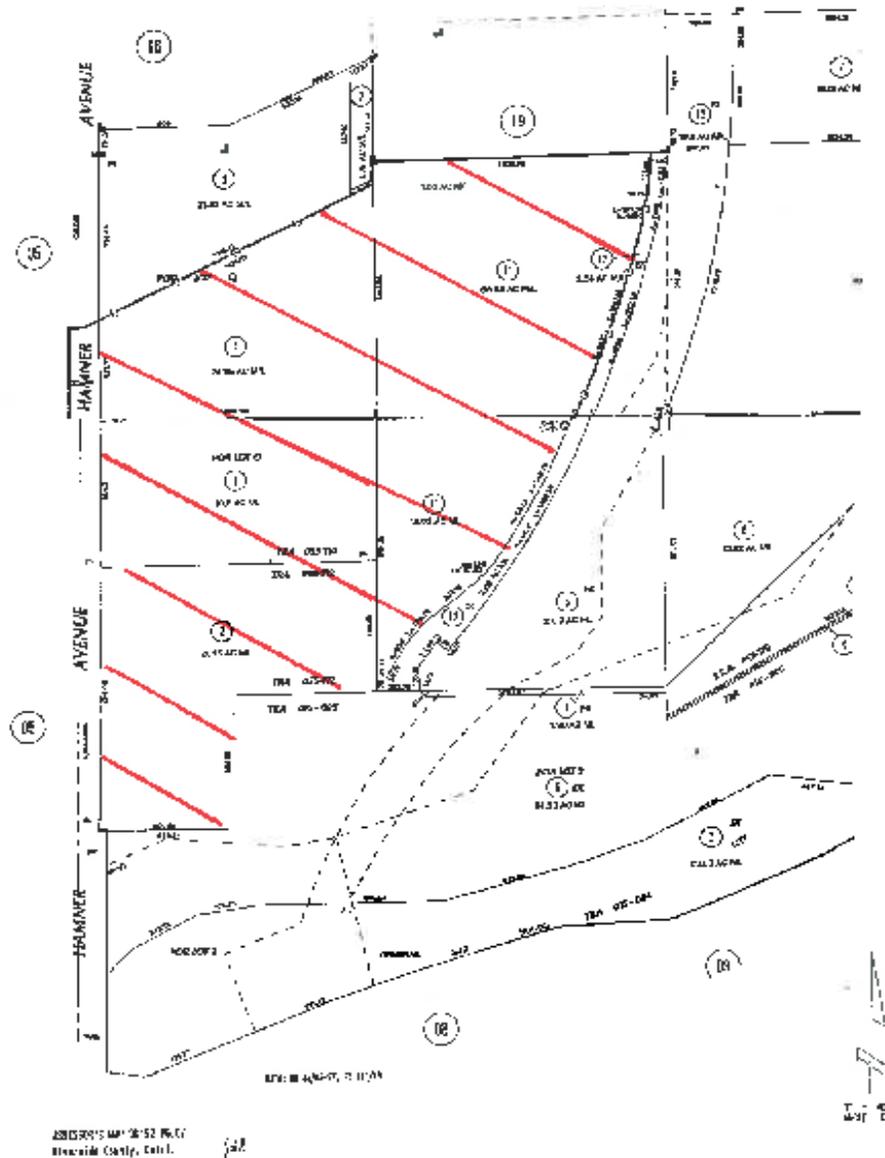
(C) Parcel Data.



LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the Norco Community Redevelopment Agency

APN MAP



HSC section 34181 (a) lists governmental purpose assets to include roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings.

The Silverlakes property is currently being developed as park which is the only purpose for which the property can be used pursuant to a Federal Court Deed restriction (attached).

LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the Norco Community Redevelopment Agency

(D) Current Value.

APNs 152-060-004-0, 152-060-011-6, 152-070-001-8, 152-070-011-7, and 152-070-002-9 as a single parcel is \$1.00. Appraised by third party independent appraiser, Kosmont Companies, the value was based upon the deed restriction as to use as a public park (governmental use) and the substantial development costs as a park (estimated to be ±\$35,000,000).

(E) Revenues Generated by the Property; contractual Requirements.

To be determined, based upon whether the property is developed and leased. Gross lease and program revenues will be used pursuant to potential lease requirements and would be spent on the City's maintenance, security, infrastructure obligations, and program operation costs. Any revenues will be completely dedicated to park operation. Net revenue and costs will be zero. If the property is not developed, and hence not leased, no income will be generated.

(F) Environmental Contamination and Remediation.

No known environmental contamination or remediation.

(G) Potential for Transit-Oriented Development and Advancement of Planning Objectives.

There is no potential for transit-oriented development.

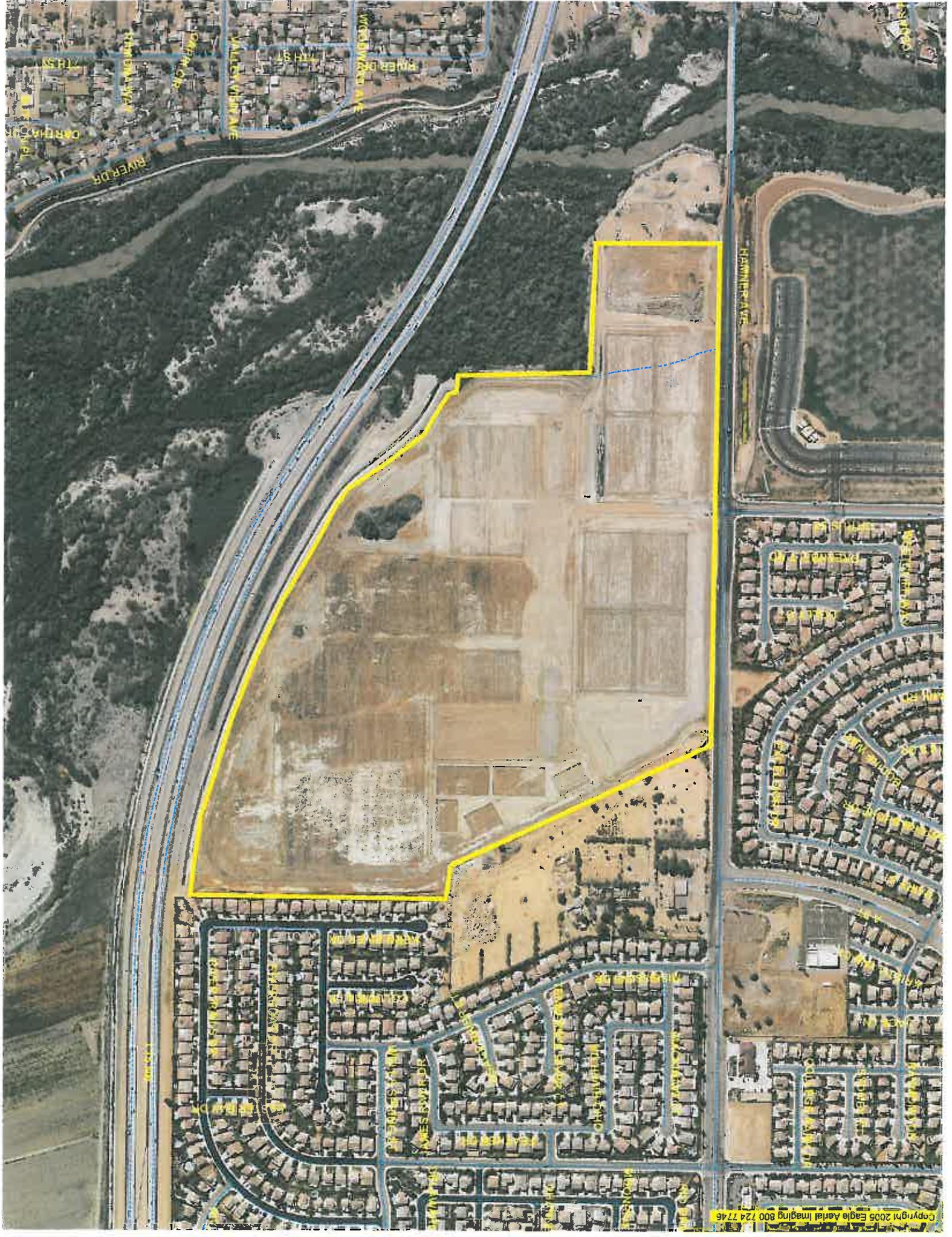
The property is General Plan designated and zoned for park and public use. Development of the property will be consistent with and advance the City's General Plan goals and objectives.

(H) History of Development Proposals and Activity.

None; excluding the pending potential park development proposal.

(I) Proposed Disposition of Property.

The property was transferred to the City of Norco for development as a public park. The California State Communities Development Authority has authorized the issuance of bonds to proceed with the development of the park. The closing date of the financing is predicated on the approval by the Department of Finance of this amended Long-Range Property Management Plan.



Deed Restriction

"The conveyance of the Property described herein is accepted by the City of Norco subject to a covenant running with the land, created by this conveyance, ordered to be entered into by said City, for the benefit of the public and the above named Receiver, by the U.S. District Court for the Central District of California, Southern Division, in the "Order on Ex Parte Application of Robb Evans, Receiver, Authorizing Sale of Real Property" entered by that court on or about May 29, 2002 in Securities and Exchange Commission v. TLC Investments & Trade Co., et al. SACV 00-960-DOC (MLGx), and as described in California Civil Code Section 1460 et seq., with said covenant also being an affirmative condition restricting the use of the Property, a restriction on the use of the Property, and an equitable servitude for the benefit of the Receiver and the owners of the "Dominant Tenement" described below, and in each case providing as follows: No portion of the Property described in this quitclaim deed shall be used by the City, or by any successor in interest to the City, or any other public agency or private party, for any purpose other than for public park, recreational and open space purposes, save and except for the construction of a public road way which is to be permitted across the extreme northernmost boundary of the Property, encroaching no more than 100' into said Property at any location. The Property shall not be used for residential purposes (other than public camp grounds) or for commercial purposes (other than for common park related activities such as refreshment stands, horse boarding stables, and other park related concession operations to serve park users which are commonly granted by cities in California.) The beneficiaries of this covenant, condition, restriction and equitable servitude are (a) the above named Receiver and (b) any and all members of the public who are now or hereafter become the owners of fee title to any real property located within (i) the City of Norco, County of Riverside, State of California, or (ii) any portion of the lands in the territory of the County of Riverside commonly known and described in said County's real property records as Fuller Rancho or Jurupa Rancho, or (iii) any portion of the lands in the territory of the County of Riverside commonly known and described as Township 2 South, Range 6 West in said County's real property records, or (iv) any residential lot now existing or hereinafter created in any of the lands described in clauses (ii) and (iii) above, each of said properties being the "Dominant Tenement", and the Receiver and such owners of the Dominant Tenement, or any of them, may enforce the foregoing covenant, condition, restriction and equitable servitude, in any manner permitted for the enforcement of a covenant running with the land for the benefit of specifically identified real property, or in any other manner permitted under California law. The City of Norco's acceptance of the conveyance of the Property subject to the foregoing covenant, condition, restriction and equitable servitude is evidenced by its execution of the Second Amendment to Agreement for Purchase and Sale and Escrow Instructions with Receiver, dated as of June 10, 2002, and by said City's authorizing Chicago Title Insurance Company, as escrow holder, to close escrow, using the City's funds, and cause this quitclaim deed to be recorded in the Official Records of Riverside County, California."



2002-328613
06/14/2002 08:08A
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Successor Agency: Successor Agency to the Norco Community Redevelopment Agency
 County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)				
		Permissible Use	Permissible 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 #	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
1	Vacant Lot/Land	Sale of Property		2/21/2001	65,000	130,000	Appraised	5/3/2013	130,000	TBD	Future Development		122-070-023,026	17,424 sq. ft.	Commercial	130,000	NA	NA	NA	None	NA	NA
2	Vacant Lot/Land	Sale of Property		11/5/2008	1,330,000	780,000	Appraised	5/3/2013	780,000	TBD	Future Development		126-120-038	71,002 sq. ft.	Auto Mall Specific Plan Area "A"	780,000	NA	NA	NA	Attract Traffic in the Auto Mall	NA	NA
3	Vacant Lot/Land	Governmental Use	Public Right-of-Way	11/5/2008	Combined with APN 126-120-038	2,000	Appraised	5/3/2013			NA		126-120-033,034	4,791 sq. ft.	Auto Mall Specific Plan Area "A"	NA	NA	NA	NA	NA	NA	NA
4	Vacant Lot/Land	Governmental Use	Court-Deed Restriction Public Park	4/2002	\$5,500,000 paid as future park site	\$1.00 Development costs far exceed land value	Appraised	7/1/2001	N/A Governmental Use	1/2015	Public park		152-060-004-0 152-060-011-6 152-070-001-8 152-070-001-7 152-070-002-9	122 acres	Open Space/Park	\$1.00	To be determined. Revenues, if any, will be used to offset park operation costs.	To be determined. Depends on outcome of park financing	NA	General Plan park	NA	