

RESOLUTION NO. OB-02-15

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE CITY OF COLTON APPROVING A MINOR CLARIFICATION TO THE LONG RANGE PROPERTY MANAGEMENT PLAN, REMOVING ASSESSOR'S PARCEL NUMBER 0162-151-32 FROM THE LIST OF ASSETS OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE CITY OF COLTON

WHEREAS, Assembly Bill 1X 26 ("AB 26"), enacted as part of the 2011-2012 State of California budget bill, and as modified by the Supreme Court of the State of California in the matter of *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, Case No. S194861 ("Legal Action"), dissolved and set out procedures for the wind-down of all redevelopment agencies throughout the State effective February 1, 2012, and in June 2012, the California Legislature adopted Assembly Bill 1484 ("AB 1484," and collectively with AB 26, the "Dissolution Act") further modifying some of the procedures set forth in AB 26, and adding certain other procedures and requirements for the dissolution and wind-down of redevelopment agencies; and

WHEREAS, pursuant to Health and Safety Code section 34173(g), the Successor Agency to the Redevelopment Agency for the City of Colton ("Successor Agency") is a public entity, separate and distinct from the City of Colton; and

WHEREAS, on July 17, 2012, the Successor Agency approved Resolution No. SAR-04-12, designating certain assets and properties of the former Redevelopment Agency for the City of Colton ("Agency") for disposal pursuant to Health and Safety Code section 34177(e); and

WHEREAS, Health and Safety Code section 34191.5 requires the Successor Agency to prepare, approve and adopt a Long Range Property Management Plan ("LRPMP") regarding disposal of real property assets of the former Agency; and

WHEREAS, the LRPMP was approved by the Successor Agency on September 17, 2013, and by the Oversight Board on September 26, 2013 before submittal to the State of California Department of Finance ("DOF") for its review and approval; and

WHEREAS, on November 20, 2014, the Oversight Board adopted Resolution No. OB-09-14 approving certain amendments to the LRPMP; and

WHEREAS, the Department of Finance ("DOF") has requested the removal of Assessor's Parcel Number 0162-151-32 ("Parcel") from the LRPMP, which was listed as an asset of Successor Agency, and was listed due to an error on the part of a title company; and

WHEREAS, pursuant to the Dissolution Act, the Successor Agency's Oversight Board shall consider adopting a resolution approving the Updated LRPMP, attached as Exhibit "A", with removal of the Parcel.

1 NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR
2 AGENCY TO THE REDEVELOPMENT AGENCY FOR THE CITY OF COLTON,
3 DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

4 **Section 1. Recitals.** The Recitals set forth above are true and correct and are
5 incorporated into this Resolution by this reference.

6 **Section 3. Approval of the Removal of Parcel.** The Oversight Board hereby
7 approves and adopts this Resolution for the removal of Parcel 0162-151-32 from the Updated
8 LRPMP, attached as Exhibit "A" which was listed due to an error on the part of a title
9 company.

10 **Section 4. Severability.** If any provision of this Resolution or the application of
11 any such provision to any person or circumstance is held invalid, such invalidity shall not
12 affect other provisions or applications of this Resolution that can be given effect without the
13 invalid provision or application, and to this end the provisions of this Resolution are
14 severable. The Oversight Board declares that the Oversight Board would have adopted this
15 Resolution irrespective of the invalidity of any particular portion of this Resolution.

16 **Section 6. Certification.** The Oversight Board Secretary shall certify to the
17 adoption of this Resolution.

18 **Section 7. Effective Date.** Pursuant to Health and Safety Code Section 34179(h),
19 all actions taken by the Oversight Board may be reviewed by the State of California
20 Department of Finance, and, therefore, this Resolution shall not be effective for five (5)
21 business days, pending a request for review by the State of California Department of Finance.

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23 PASSED, APPROVED AND ADOPTED this 26th day of February, 2015.

24 
25 DENISE BICKERSTAFF
26 Chairperson

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28 Attest:

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30 CAROLINA R. PADILLA
31 Secretary

EXHIBIT A

UPDATED LONG-RANGE PROPERTY MANAGEMENT PLAN

[Attached behind this page]

EXHIBIT "A"

EXHIBIT "A" TO COLTON'S ORIGINAL LONG RANGE PROPERTY MANAGEMENT PLAN - UPDATED INFORMATION

HBC 14781.1 (10/2005)		HBC 14781.3 (2/2011)								
No.	Address	APN	Property Type	Current Permissible Use	Purchase Value	Estimated Current Value	Estimated of Project Current Value	Proposed Sale Value	Proposed Sale Date	Notes
1	27 West 5th	0100-250-00 0100-250-01 0100-250-02 0100-250-03 0100-250-04 0100-250-05	Residential (LDR, LDR)	State of Property	Purchase price for Parcels 0100-250-01 and 02 was \$2,270,000. The Purchase price for Parcels 01, 02, 03 and 04 was \$2,304,000.	Total Current Value: \$2,304,000	Parcels 0100-250-01 and 02 are valued at \$2,040,000. Parcels 01 02-03-04, 04, 05 and 06 are valued at \$2,000,000 for a total value of \$4,080,000.	The Proposed Sale Value is \$4,080,000. A Disposition and Development Agreement will be entered into with a third party for the Proposed Sale Value and development of a Medical Educational about campus as described within the LDRMP.	The proposed Sale Date is estimated at 01/01/2016 to provide enough time for the proposed project to receive City approval and will be used for the proposed Medical Educational about campus as described within the LDRMP.	Proceeds from the sale of Parcels 0100-250-01 and 02 will be used to pay back the 2000 loan from the Colton Debt Authority. Proceeds will be used to pay State Department of Finance approved Education Obligations as needed in County Auditor's Committee for distribution to the funding entities. Proceeds from the sale of Parcels 0100-250-03, 04, 05, and 06 will be used to pay 2000 Department of Finance approved Education Obligations as needed in County Auditor's Committee for distribution to the funding entities.
2	11 West 5th	0070-144-00 0070-144-01 0070-144-02 0070-144-03	Residential (LDR, LDR)	State of Property	Purchase price of 007001 0070-144-00, 01, 02, 03 was \$4,200,000 in 2000	\$ 1,800,000.00	Most recent appraisal, dated February 16, 2016, indicates current value of \$1,800,000 for all 4 contiguous parcels. However, the Proposed Community Center allows for a variety of uses, the Applicant chose to appraise the 4 parcels as residential. An updated appraisal will be commissioned to take into consideration the higher and better uses as contemplated.	Appraised value of time of sale	The proposed Sale Date is estimated at 01/01/2016	Proceeds from the sale of Parcels 0070-144-00, 01, 02 and 03 will be used to pay State Department of Finance approved Education Obligations as needed in County Auditor's Committee for distribution to the funding entities.
3	Pleasanton Public	00112-221-01	Other	Governmental (G)	\$0.00	\$0.00	\$0.00	\$0.00	Not Applicable	Parcel Number 0100-250-05. This is a public right of way.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF COLTON)

I, CAROLINA R. PADILLA, Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency for the City of Colton, do hereby certify that the foregoing Resolution No. OB-02-15 was duly and regularly adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency for the City of Colton at a special meeting thereof on the 26th day of February, 2015 and that the same was passed and adopted by the following vote, to wit:

AYES: BOARD MEMBER Toro, Sutorus, Mawby, Ayala, Morgan,
Chair Bickerstaff

NOES:

ABSENT: BOARD MEMBER Saks

ABSTAIN:

Carolina R. Padilla, Secretary
Oversight Board of the Successor Agency to
the Redevelopment Agency for the City of
Colton

(SEAL)

RESOLUTION NO. OB-09-14

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE CITY OF COLTON APPROVING AND ADOPTING CERTAIN AMENDMENTS TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, pursuant to Health and Safety Code section 34173(g), the Successor Agency to the Redevelopment Agency for the City of Colton ("Successor Agency") is a public entity, separate and distinct from the City of Colton; and

WHEREAS, on July 17, 2012, the Successor Agency approved Resolution No. SAR-04-12, designating certain assets and properties of the former Redevelopment Agency for the City of Colton ("Agency") for disposal pursuant to Health and Safety Code section 34177(c); and

WHEREAS, on July 24, 2012, the Oversight Board adopted Resolution No. OB-08-12, approving the designated assets and properties identified by the Successor Agency; and

WHEREAS, Health and Safety Code section 34191.5 requires that the Successor Agency prepare, approve and adopt a Long-Range Property Management Plan regarding disposal of real property assets of the former Agency; and

WHEREAS, on July 17, 2013, the Successor Agency adopted its Resolution No. SAR-02-13, approving a Long-Range Property Management Plan ("LRPMP"); and

WHEREAS, Health and Safety Code section 34191.5 requires the Successor Agency to submit the LRPMP to the Oversight Board for its review and approval prior to submittal of the LRPMP to the State of California Department of Finance ("DOF") no later than six months following the issuance to the Successor Agency of DOF's Finding of Completion; and

WHEREAS, the Successor Agency received DOF's Finding of Completion on May 16, 2013; and

WHEREAS, the Successor Agency submitted a LRPMP to the Oversight Board within the requisite six month period following DOF's issuance of its Finding of Completion; and

WHEREAS, on September 26, 2013, the Oversight Board adopted Resolution No. OB-04-13 approving the LRPMP, and shortly thereafter the Successor Agency submitted the approved LRPMP to DOF; and

WHEREAS, subsequent to its submission of the LRPMP to DOF, clarification on certain items was required by DOF regarding the proposed planned use or disposition of properties held by the Successor Agency; and

1 **WHEREAS**, Research was completed and the Successor Agency has revised the
2 affected items in the LRPMP, a copy of which is attached to this Resolution as Exhibit A and
3 incorporated herein by this reference ("Amended LRPMP") to address DOF's request for
4 clarifications and to address the proposed planned use or disposition of properties held by the
5 Successor Agency; and

6 **WHEREAS**, a remnant parcel, San Bernardino County Assessor Parcel Number
7 ("APN") 0162-151-32, identified in the original LRPMP is an error made by title company
8 and will be corrected by quitclaim to current property owner and removed from the Amended
9 LRPMP.

10 **NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR**
11 **AGENCY TO THE REDEVELOPMENT AGENCY FOR THE CITY OF COLTON,**
12 **DOES HEREBY RESOLVE AND FIND AS FOLLOWS:**

13 **Section 1. Recitals.** The Recitals set forth above are true and correct and are
14 incorporated into this Resolution by this reference.

15 **Section 2. CEQA Compliance.** The approval of the Amendments to the LRPMP
16 through this resolution does not commit the Oversight Board to any action that may have a
17 significant effect on the environment. As a result, such action does not constitute a project
18 subject to the requirements of the California Environmental Quality Act. The Secretary of the
19 Oversight Board is authorized and directed to file a Notice of Exemption with the appropriate
20 official of the County of San Bernardino, California, within five (5) days following the date of
21 adoption of this Resolution.

22 **Section 3. Approval of the Amendments to the LRPMP.** The Oversight Board
23 hereby approves and adopts the Amended LRPMP with the correction to quitclaim to current
24 property owner and remove APN 0162-151-32, in substantially the form attached to this
25 Resolution as Exhibit A.

26 **Section 4. Transmittal of the Amendments to the LRPMP.** The Oversight
27 Board hereby authorizes and directs the Successor Agency to submit the Amendments to the
28 LRPMP to the State of California Department of Finance.

29 **Section 5. Severability.** If any provision of this Resolution or the application of
30 any such provision to any person or circumstance is held invalid, such invalidity shall not
31 affect other provisions or applications of this Resolution that can be given effect without the
32 invalid provision or application, and to this end the provisions of this Resolution are
33 severable. The Oversight Board declares that the Oversight Board would have adopted this
34 Resolution irrespective of the invalidity of any particular portion of this Resolution.

35 **Section 6. Certification.** The Oversight Board Secretary shall certify to the
36 adoption of this Resolution.

37 **Section 7. Effective Date.** Pursuant to Health and Safety Code section 34179(h),
38 all actions taken by the Oversight Board may be reviewed by the State of California

1 Department of Finance, and, therefore, this Resolution shall not be effective for five (5)
2 business days after the date of its adoption, pending a request for review by the State of
3 California Department of Finance. This Resolution shall become effective immediately upon
4 its adoption.

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8 **PASSED, APPROVED AND ADOPTED** this 20th day of November, 2014.

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11 By: 
12 FRANK A. GONZALES
13 Chairperson

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Attest:


CAROLINA R. PADILLA
Oversight Board Secretary

EXHIBIT A

AMENDMENTS TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN

[Attached behind this page]

EXHIBIT "A"

EXHIBIT "A" TO COLTON'S ORIGINAL LONG-RANGE PROPERTY MANAGEMENT PLAN - UPDATED INFORMATION

No.	HRS 34171.1 (2015)		Property Type	HRS 34171.1 (2015)		Purchase Value	Estimated Current Value	End-use of Property Current Value	Proposed Sale Value	Proposed Sale Date	Notes
	Address	APN		Current Property Use							
1	11111111	0101-011-01 0101-011-02 0101-011-03 0101-011-04 0101-011-05 0101-011-06	Urban Lot, and	State of Property		Purchase price of all parcels 0101-011-01, -02, -03, -04, -05, and -06 was \$1,000,000.	Total Current Value: \$1,000,000	Parcels 0101-011-01 and -02 are valued at \$1,000,000. Parcels 0101-011-03, -04, -05, and -06 are valued at \$1,000,000 for a total value of \$1,000,000.	The Proposed Sale Value is \$1,000,000. A Disposition and Development Agreement will be entered into with an identified buyer for the Proposed Sale Value and development of a Medical Educational Facility Campus as specified within the relevant plans.	The proposed Sale Date is estimated at 2015/2016 to provide enough time for the proposed buyer to receive City approvals and entitlements for the proposed Medical Educational Facility Campus as indicated within the LRPMP.	Proceeds from the sale of Parcels 0101-011-01 and -02 will be used to pay back the 2015 loan from the Colton Living facility. Current proceeds will be used to pay State Department of Finance approved (disposable) obligations as reported to County Auditor Controller for distribution to the taxing entities. Proceeds from the sale of Parcels 0101-011-03, -04, -05, and -06 will be used to pay State Department of Finance approved (disposable) obligations as reported to County Auditor Controller for distribution to the taxing entities.
2	11111111	0101-011-01 0101-011-02 0101-011-03 0101-011-04 0101-011-05 0101-011-06	Urban Lot, and	State of Property		Purchase price of parcels 0101-011-01, -02, -03, -04, -05, and -06 was \$1,000,000 in 2015.	\$1,000,000	Most recent appraisal, dated February 13, 2015, determines current value of \$1,000,000 for all 6 parcels. However, the Planned Community Zoning allows for a variety of uses, the Applicant wants to upgrade the parcels to be included. An updated appraisal will be submitted to the Planning Commission for the higher and better use as Commercial.	Appraised value at 2015 of \$1,000,000	The proposed Sale Date is estimated at 2015/2016.	Proceeds from the sale of Parcels 0101-011-01, -02, -03, -04, -05, and -06 will be used to pay State Department of Finance approved (disposable) obligations as reported to County Auditor Controller for distribution to the taxing entities.
3	11111111	0101-011-01	Other				\$1.00		\$1.00		When the Restaurant Project located at the northeast corner of Valley Blvd. and 35th Street was added to a listing for sale about November 9, 2015, the listing included parcel APN 0101-011-01, measuring 10' by 100' in the streets. As a result, the Agency is currently listed in the streets. The owner will be contacted by administering the parcel to the current owner. Therefore, the parcel is being removed from the LRPMP.
4	11111111	0101-011-01	Other	Commercial Use		\$1.00	\$1.00				

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF COLTON)

I, CAROLINA R. PADILLA, Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency for the City of Colton, do hereby certify that the foregoing Resolution No. OB-09-14 was duly and regularly adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency for the City of Colton at a special meeting thereof on the 20th day of November, 2014 and that the same was passed and adopted by the following vote, to wit:

AYES: BOARD MEMBER Bickerstaff, Ayala, Morgan, Saks, Chairman
Gonzales

NOES:

ABSENT: BOARD MEMBER Sutorus

ABSTAIN:

Carolina R. Padilla, Secretary
Oversight Board of the Successor Agency to
the Redevelopment Agency for the City of
Colton

(SEAL)

RESOLUTION NO. OB-04-13

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE CITY OF COLTON APPROVING AND ADOPTING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE 34191.5

WHEREAS, pursuant to Health and Safety Code section 34173(g), the Successor Agency to the Redevelopment Agency for the City of Colton ("Successor Agency") is a public entity, separate and distinct from the City of Colton; and

WHEREAS, on July 17, 2012, the Successor Agency approved Resolution No. SAR-04-12, designating certain assets and properties of the former Redevelopment Agency for the City of Colton ("Agency") for disposal pursuant to Health and Safety Code section 34177(e); and

WHEREAS, on July 24, 2012, the Oversight Board adopted Resolution No. OB-08-12, approving the designated assets and properties identified by the Successor Agency; and

WHEREAS, Health and Safety Code section 34191.5 requires that the Successor Agency prepare, approve and adopt a Long-Range Property Management Plan regarding disposal of real property assets of the former Agency; and

WHEREAS, on July 17, 2013, the Successor Agency adopted its Resolution No. SAR-02-13, approving the Long-Range Property Management Plan attached to this Resolution as Exhibit A ("LRPMP"); and

WHEREAS, Health and Safety Code section 34191.5 requires the Successor Agency to submit the LRPMP to the Oversight Board for its review and approval prior to submittal of the LRPMP to the State of California Department of Finance ("DOF"); and

WHEREAS, the Successor Agency is required to submit a LRPMP approved by the Oversight Board to DOF no later than six months following the issuance to the Successor Agency of DOF's Finding of Completion.

WHEREAS, the Successor Agency received DOF's Finding of Completion on May 16, 2013, and the Successor Agency's deadline for submitting the Oversight Board approved LRPMP to DOF is November 15, 2013.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE CITY OF COLTON, DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

1 **Section 2. CEQA Compliance.** The approval of the LRPMP through this
2 resolution does not commit the Oversight Board to any action that may have a significant
3 effect on the environment. As a result, such action does not constitute a project subject to the
4 requirements of the California Environmental Quality Act. The Secretary of the Oversight
5 Board is authorized and directed to file a Notice of Exemption with the appropriate official of
6 the County of San Bernardino, California, within five (5) days following the date of adoption
7 of this Resolution.

8 **Section 3. Approval of the LRPMP.** The Oversight Board hereby approves and
9 adopts the LRPMP, in substantially the form attached to this Resolution as Exhibit A,
10 pursuant to Health and Safety Code Section 34191.5.

11 **Section 4. Transmittal of the LRPMP.** The Oversight Board hereby authorizes
12 and directs the Successor Agency to submit the LRPMP to the State of California Department
13 of Finance prior to November 15, 2013, in accordance with Health and Safety Code section
14 34191.5 and other applicable law.

15 **Section 5. Severability.** If any provision of this Resolution or the application of
16 any such provision to any person or circumstance is held invalid, such invalidity shall not
17 affect other provisions or applications of this Resolution that can be given effect without the
18 invalid provision or application, and to this end the provisions of this Resolution are
19 severable. The Oversight Board declares that the Oversight Board would have adopted this
20 Resolution irrespective of the invalidity of any particular portion of this Resolution.

21 **Section 6. Certification.** The Oversight Board Secretary shall certify to the
22 adoption of this Resolution.

23 **Section 7. Effective Date.** Pursuant to Health and Safety Code section 34179(h),
24 all actions taken by the Oversight Board may be reviewed by the State of California
25 Department of Finance, and, therefore, this Resolution shall not be effective for five (5)
26 business days after the date of its adoption, pending a request for review by the State of
27 California Department of Finance. This Resolution shall become effective immediately upon
28 its adoption.

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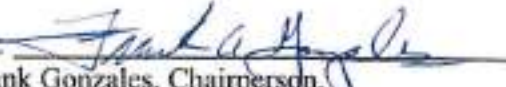
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PASSED, APPROVED AND ADOPTED this 26th day of September, 2013.

By: 
Frank Gonzales, Chairperson,
Oversight Board of the Successor Agency to the
Redevelopment Agency for the City of Colton

Attest:


Eileen Gomez, City Clerk, CMC
Secretary
Oversight Board of the Successor Agency
to the Redevelopment Agency for the City
of Colton

1
2 CERTIFICATION
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4 STATE OF CALIFORNIA)
5 COUNTY OF SAN BERNARDINO) ss.
6 CITY OF COLTON)

7 I, EILEEN C. GOMEZ, Secretary of the Oversight Board of the Successor
8 Agency to the Redevelopment Agency for the City of Colton, do hereby certify that the
9 foregoing Resolution No. OB-04-13 was duly and regularly adopted by Oversight Board of
10 the Successor Agency to the Redevelopment Agency for the City of Colton at a regular
11 meeting thereof on the 26th day of September, 2013 and that the same was passed and adopted
12 by the following vote, to wit:

13 AYES: CHAIR GONZALES, VICE CHAIR MITCHELL, MORGAN,
14 AYALA, BICKERSTAFF, SAKS

15 NOES:

16 ABSENT: HENRY

17 ABSTAIN:


18 
19 Eileen Gomez, City Clerk, CMC
20 Secretary
21 Oversight Board of the Successor Agency
22 to the Redevelopment Agency for the City
23 of Colton
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EXHIBIT A

LONG-RANGE PROPERTY MANAGEMENT PLAN

[Attached behind this page]

LONG-RANGE PROPERTY MANAGEMENT PLAN



**SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE CITY OF COLTON**

650 North La Cadena Drive
Colton, CA 92324

Long-Range Property Management Plan

Successor Agency to the Redevelopment Agency for the City of Colton

INTRODUCTION

On June 27, 2012, Governor Jerry Brown signed into law Assembly Bill 1484 ("AB 1484"), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X 26. One of the key components of AB 1484 is the requirement that all successor agencies develop a Long-Range Property Management Plan ("Plan") governing the disposition and use of all real property assets (non-housing) of the former redevelopment agency. Pursuant to Health and Safety Code section 34191.5, the Plan must be submitted to the Oversight Board and the Department of Finance ("DOF") for approval no later than six months following the issuance to the successor agency of DOF's Finding of Completion.

Permissible uses of property under the Plan are retention for governmental use, retention for future development, sale or use to fulfill enforceable obligations. If the Plan directs use or liquidation of property for a project identified in an approved redevelopment plan, the property shall transfer to the sponsor city. This document is the Long-Range Property Management Plan for the Successor Agency to the Redevelopment Agency for the City of Colton ("Successor Agency").

SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

There are two development sites (A and B below), each comprised of multiple legal parcels, and two remnant parcels (C below) owned and controlled by the Successor Agency. The properties are briefly described as follows:

- A. An approximate 22 acre site (multiple parcels) located within Colton's West Valley Redevelopment Project Area (aka "Colton's Hub City Centre Specific Plan"). The site is comprised of six (6) contiguous and adjacent parcels totaling approximately 22.192 acres. When the former Redevelopment Agency for the City of Colton ("Agency") acquired the site, a majority of the site was vacant. For those parcels occupied by businesses, the Agency worked with the occupants to relocate their businesses. The site is now completely vacant. These parcels are sometimes referred to, collectively, in this Plan as the "22 Acre Site."
- B. An approximate 11 acre site (multiple parcels) in Colton's Cooley Ranch Redevelopment Project Area. The site is comprised of four (4) contiguous and adjacent parcels totaling approximately 11 acres. When the Agency acquired the site, all four parcels were vacant. The individual parcels have never been developed and are not individually developable. The parcels must be combined for meaningful development. These parcels are sometimes referred to, collectively, in this Plan as the "11 Acre Site."

- C. Two remnant (2) parcels that have no value for development or sale, except that one of the parcels has public purpose value to the City because one or more City public utility easements traverse the parcel.

All of these properties are described in greater detail in the "Inventory" section of this Plan, below and are shown in the aerial photographs attached to this Plan as Attachments "A", "B" and "C", respectively.

Property Inventory "A" – 22 acre site



[illegible]

Property Inventory "C" – 2 remnant parcels



APN: 0162-151-42
Parcel was formerly shown
as Redevelopment Agency
owned, due to an error.
The parcel is owned by
Larson Family Trust.

HISTORY OF SUCCESSOR AGENCY PROPERTIES

The properties included in the Successor Agency's inventory were designated as properties of the Agency by the Oversight Board on July 24, 2012, through adoption of its Resolution No. OB-08-12. At the time, three (3) remnant parcels were believed to be owned by the Successor Agency. Following further research through First American Title Company, the Successor Agency has determined that it does not own any interest in one of these remnant parcels. As a result, only two (2) remnant parcels are addressed in this Plan. The other two development site properties were initially acquired in an effort to redevelop and eliminate blight within the Agency's project areas and in accordance with the Agency's redevelopment plans, with the goals of creating job opportunities and improving the quality of life in the City of Colton ("City"). Below is a brief history of the former Agency's properties.

Property Inventory "A" – 22 Acre Site

The 22 Acre Site is located within the approximately 250 acre former West Valley Redevelopment Project Area. The 22 Acre Site is comprised of six (6) parcels. Two of the six parcels were acquired in 2002 for development of a Big League Dreams sports park. The other four parcels were acquired in 2007 for Delhi Sands Flower Loving Fly ("Fly") habitat conservation in furtherance of the goals and objectives for the West Valley Redevelopment Project Area.

The 22 Acre Site is adjacent to the County of San Bernardino's Arrowhead Regional Medical Center ("ARMC"). Construction of ARMC began in 1993/94 and was completed by the County of San Bernardino in 1999. ARMC was expected to be a catalyst to create substantial private investment surrounding the area; however, many of the planned improvements and anticipated development were halted by the endangered species, the Fly.

In 1993, the Fly was listed for protection under the Endangered Species Act by the United States Fish and Wildlife Services ("USFWS"). USFWS determined that the Fly was indigenous to the Inland Empire and more particularly, to the key soil conditions in the West Valley Redevelopment Project Area. In 1997, USFWS adopted its Species Recovery Plan ("Recovery Plan") that included the entire West Valley Redevelopment Project Area, including the 22 Acre Site. The Recovery Plan included a strategy for acquisition of land for Fly habitat conservation. USFWS will not allow development to occur on any property in the West Valley Redevelopment Project Area until a Habitat Conservation Plan ("HCP") is prepared and finalized. The Endangered Species Act and the Fly have stopped development within the West Valley Redevelopment Project, including the 22 Acre Site, for the past 20 years.

As of 2012, the City and USFWS have reached a tentative agreement regarding the HCP that will designate land for Fly habitat conservation and land for future development within the West Valley Redevelopment Project Area. The 22 Acre Site will be designated for future development opportunities under the expected HCP. The HCP is anticipated to be completed and approved by USFWS in the first quarter of 2014. Development of the 22 Acre Site to

complement ARMC has long been a project identified in the West Valley Redevelopment Plan. The Agency's 2010-2014 Five-Year Implementation Plan, in reference to the West Valley Redevelopment Project Area, specifically identifies development around ARMC as a focus of the redevelopment plan (Exhibit D, p. 5) and facilitation of development of medical support services in the vicinity of ARMC (Exhibit D, p. 32 - 5.c) as a specific project element. Healthcare was the only sector to expand employment through the recession. The sector's growth continues with out-patient clinics, medical offices and nursing homes. In the Inland Empire, the healthcare sector added 4,900 jobs in 2012 and is up another 4,100 in the first quarter of 2013. Despite the overall sector's job growth, the Inland Empire (San Bernardino County) region remains underserved, with one health care worker for every 38.5 residents as compared with the State's average of 28.6. This information leads to the conclusion that healthcare employment will continue to grow, particularly in areas adjacent to key hospital facilities, like ARMC.

The identified project for the 22 Acre Site is a "Medical Educational Campus," with residential and retail components serving the needs of the regional community for expanding healthcare services and healthcare education. The project will maximize long term value in the following ways:

- Increase property tax revenues to the affected taxing entities;
- Increase sale tax revenues, including to the State of California;
- Address the need for additional healthcare and medical services (The Affordable Healthcare Act);
- Create jobs, lowering the unemployment rate (Colton's unemployment rate is 11.2% as of June 2013; compared to California's unemployment rate of 8.2 %*); and
*(source: State of California, Economic Development Department, Labor Market Review June 2013)
- Provide goods and services on a regional basis in support of ARMC.

The City is currently working with a group that includes a large healthcare insurance provider and key ARMC doctors to master plan the 22 Acre Site for the project. There is presently \$40 million in funding identified to finance the project's first phase.

In order to implement the goals and objectives of the West Valley Redevelopment Plan, the 22 Acre Site is identified for future development of a Medical Educational Campus that will maximize value on a long term basis for the region (i.e. affected taxing entities, State of California, the healthcare industry and the regional community).

Property Inventory "B" – 11 Acre Site

The 11 Acre Site is comprised of four (4) vacant, contiguous and adjacent parcels along Ashley Way in south Colton. The individual parcels have never been developed and are not individually developable. The parcels must be combined for development. The parcels were purchased by the former Agency for future commercial development, as these parcels abut Interstate 215 with excellent freeway visibility. The parcels are level, have all off-site improvements (e.g. curb, gutter, street lights), and are ready for development.

The 11 Acre Site was originally purchased by the City in April 2004 for the development of a Big League Dreams commercial-retail sports facility project, when the 22 Acre Site became infeasible for the project. The sports park project did not come to fruition, though, and the 11 Acre Site was sold to the former Agency in 2008 for redevelopment. At that time, the Agency was approached by Fry's Electronics ("Fry's") retail store for the purchase and development of the site. Commercial development on the Site was identified as a priority for the Cooley Ranch Redevelopment Project in the Agency's 2010-2014 Five-Year Implementation Plan (Exhibit D, p. 32 – 1.c). In April 2010, the Agency had an appraisal of the site prepared (all 4 parcels) to determine the vacant land value. In mid-2011, negotiations regarding a Disposition and Development Agreement ("DDA") between Fry's and the Agency were progressing. However, in June 2011, the State of California adopted AB 1X 26 dissolving the Agency and preventing finalization of the DDA. The Agency and Fry's were very close to culminating more than 3 years of effort to facilitate the development of the site when the State dissolved the Agency. In late 2011, the Agency commissioned an updated appraisal of the site that was completed in January 2012. The appraised value of the site had diminished during the recession.

In 2012, the Successor Agency began work with Fry's on a potential land sale and development agreement. Staff had prepared the potential deal and was developing a timeline to bring the project forward to the Successor Agency, Oversight Board and the Department of Finance for review and approval. The State's passage of AB 1484 halted these efforts and, now, the Successor Agency is working to comply with the new legislation by preparing this Plan.

Commercial development of the 11 Acre Site remains a high priority for the community. The Successor Agency's long term plan is to combine the 4 parcels into one large parcel for commercial development. Commercial development of the 11 Acre Site will be of great benefit to the affected taxing entities and the City will take another step towards its long-term goal of creating an economically sustainable community, free of blighting conditions. Pursuing this commercial development of the site will combine several underutilized and irregularly shaped parcels into a unified and attractive parcel. Development of the site will also provide new, permanent, full-time jobs, reducing the City's unemployment rate. The new investment in the 11 Acre Site will yield greater property tax revenues to all affected taxing entities for many years to come. The increase in property tax will begin when the Successor Agency sells the site and it is reclassified on the County of San Bernardino's property tax rolls as being owned by a private party, rather than a public entity.

Should the Fry's project not proceed, the Successor Agency plans to issue a Request for Proposals for a commercial development project on the site. The proposals would need to conform to the City's General Plan and the Specific Plan (Cooley Ranch Development Plan) and fit the City's vision for the area. It is anticipated that the Successor Agency would seek a developer that is experienced with developing commercial sites. The goal is a project that generates property taxes for the affected taxing entities and sales taxes benefitting the State of California.

In order to implement the goals and objectives of the City and Successor Agency, the 11 Acre Site will be transferred to the City for future development identified as an element of the Cooley Ranch Redevelopment Plan that maximizes value on a long term basis for the region (i.e. affected taxing entities, State of California and the regional community).

Property Inventory "C" – 2 Remnant Parcels

One (1) very small and unusable parcel is proposed to be transferred to private ownership to clear title problems and one (1) parcel is proposed to be transferred to the City for continued governmental use.

INVENTORY OF SUCCESSOR AGENCY PROPERTIES

Section 34191.5(c)(1) of the Health and Safety Code requires that this Plan include an inventory of all properties held in the Successor Agency's Community Redevelopment Property Trust Fund ("Trust"). The following are the inventory of properties/parcels held by the Successor Agency in the Trust, as referenced in the three prior sections (A, B and C). As per the statute, each parcel is also described separately.

PROPERTY INVENTORY "A" - 22 Acre Site (6 parcels)

Date of acquisition, value at that time and estimate of current value.

Two of the six adjacent parcels, San Bernardino County Assessor's parcel numbers 0162-281-56 and 66, were acquired in January 2002 for a total cost of \$2,073,000. The remaining four parcels, Assessor's parcel numbers 0162-281-04, -14, -34 and 52, were acquired in July 2007 for a total cost of \$1,650,000. An updated appraisal of this site has been commissioned by the Successor Agency. Given the decline in commercial and office property values due to the current recession, the current value of this site is estimated at an amount lower than the 2002 and the 2007 purchase values.

The purpose for which the property was acquired.

The site was originally acquired for the potential sale and development of the site as a regional, retail sports park ("Big League Dreams") to benefit the area. As mentioned earlier, though, USFWS would not release the site from the Fly habitat conservation restrictions that prevented its development. The parcels are located within the project area governed by the West Valley Redevelopment Plan and the City's West Valley Specific Plan (aka "Colton's Hub City Centre Specific Plan"). The Agency's 2010-2014 Five-Year Implementation Plan expressly states the redevelopment project purpose for the West Valley Redevelopment Plan to "facilitate the development of medical support services in the vicinity of the Arrowhead Regional Medical Center" and specifically identifies development around ARMC as a project element. The site will be used for this identified redevelopment project purpose.

Parcel data for each property, including address, lot size and current zoning.

Parcel data on each parcel is shown below. The San Bernardino County Assessor's Parcel Numbers ("APN") for the 6 adjacent parcels are:

1. APN 0162-281-56 comprised of 5.506 acres; currently zoned Business Industrial Park ("BIP"), with a site address of 1351 West Valley Boulevard.
2. APN 0162-281-66 comprised of 4.232 acres; currently zoned BIP, and no site address.
3. APN 0162-281-04 comprised of 5.011 acres; currently zoned BIP, and no site address.
4. APN 0162-281-14 comprised of 0.873 acres; currently zoned BIP, and no site address.
5. APN 0162-281-34 comprised of 5.015 acres; currently zoned BIP, and no site address.
6. APN 0162-281-52 comprised of 1.555 acres; currently zoned BIP, and no site address.

The six adjacent parcels comprise a total of approximately 22.192 acres. Current zoning for the site under the West Valley Specific Plan is "Business Industrial Park", which allows for medical support services and retail development. However, the City is updating its General Plan and the West Valley Specific Plan to designate the parcels as "mixed-use" office-commercial-retail, allowing greater flexibility in meeting the development goals of the City and the goals of the planned Medical Educational/Housing/Retail Campus on this site.

An estimate of the current value of the parcel; including, any appraisal information, if available.

Two of the six parcels comprising the 22 Acre Site, San Bernardino County's Assessor Parcel numbers 0162-281-56 and 66, were acquired in January 2002 for a total cost of \$2,073,000. The other four parcels, Assessor Parcel numbers 0162-281-04, -14, -34 and 52, were acquired in July 2007 for a total cost of \$1,650,000. An updated appraisal is being completed. However, given the decline in commercial and office property values due to the current recession, the current value of the site is estimated to be lower than the 2002 and the 2007 purchase values.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The Successor Agency is not aware of any leases, rental or other revenues generated by the properties and no contractual requirements for disposition of any revenues.

Any history of environmental contamination or remediation efforts.

The Successor Agency is not aware of any history of environmental contamination of any of the properties. However, in 1993, the Fly was listed for protection under the Endangered Species Act by the USFWS. USFWS determined that the Fly is indigenous to the soils contained in the area where the 22 Acre Site is located. In 1997, the USFWS adopted its Species Recovery Plan that included the 22 Acre Site. The Species Recovery Plan included a strategy for acquisition of land for Fly habitat conservation (a place that the Fly could be conserved within this area). USFWS will not allow development in the area, including the 22 Acre Site, to occur until a HCP is prepared by the City and finalized by USFWS. The Fly has stopped development of the 22 Acre Site and the entire West Valley Redevelopment Project Area, for the past 20 years. The Habitat Conservation Plan is anticipated to be completed and approved by USFWS in the first quarter of 2014.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The use of the 22 Acre Site for a proposed Medical Educational/Housing/Retail Campus would advance the planning objectives of the City and Successor Agency. The City and Successor Agency maintain the goals of the former Agency to develop the site with a medical use in support of ARMC, as identified in the Agency's 2010-2014 Five-Year Implementation Plan. This goal has been identified for the West Valley Redevelopment Plan for many years. Medical educational facilities, offices and retail development of the 22 Acre Site will meet that goal.

The 22 Acre Site is adjacent to Valley Boulevard at Meridian Avenue. Valley Boulevard is designated as "Multi-Modal" and a "Transit Street" within the City's updated General Plan. Further, the Site is less than 0.40 miles from San Bernardino Avenue, which is the chosen route for the area's bus rapid transit system. Given the regional nature of the proposed Medical Educational/Housing/Retail Campus, the 22 Acre Site has potential for transit-oriented development. Transit-oriented development would include rapid transit buses, but exclude commercial railway lines.

A brief history of previous development proposals and activities, including the rental or lease of the property.

The 22 Acre Site is located across the street (along Meridian Avenue on the east side, north of Valley Boulevard) from ARMC. Construction of ARMC was completed in 1993. During that same year, the Fly was listed for protection under the Endangered Species Act by USFWS. USFWS has prohibited development in the area, including on the 22 Acre Site, until a HCP is prepared and finalized. The Agency could NOT move forward with any of its development proposals, including the Big League Dreams commercial-retail project, on the site due to the Fly habitat designation by USFWS.

Today, the City and USFWS have come to a tentative agreement designating land for Fly habitat conservation and land for future development opportunities within the HCP. The 22 Acre Site is designated for development opportunities under the HCP. With the HCP nearing completion, the City and Successor Agency have been planning for the development of the 22 Acre Site to complement ARMC as a project identified for the West Valley Redevelopment Plan. The medical sector is greatly expanding. Healthcare was the only sector to expand employment during the recession. The proposed project will also maximize value in terms of long range benefits to the region and the affected taxing entities and is a project element identified for the West Valley Redevelopment Plan in the Agency's 2010-2014 Five-Year Implementation Plan. The project is expected to provide the following long term benefits:

- New property tax revenues to the affected taxing entities;
- New sales tax revenues, including to the State of California;
- Address healthcare and needed medical services (Affordable Healthcare Act);
- Create jobs, lowering the unemployment rate; and
- Provide goods and services on a regional basis in support of ARMC.

PROPERTY INVENTORY "B" - 11 Acre Site (4 parcels)

Date of acquisition, its value at that time and an estimate of current value.

The four commercial parcels comprising the 11 Acre Site were acquired by the Agency in December 2008 for a total cost of approximately \$4.9 million. The combined vacant parcels have approximately 850 linear feet of frontage on Ashley Way, providing great public street access to the 11 Acre Site. The site abuts Interstate 215, with close on-off ramp accessibility at the Washington/Mount Vernon Avenue exit. An appraisal of the site was performed as of April 7, 2010, and the value at that time was determined to be \$2,760,000. An updated appraisal was prepared as of January 19, 2012, and the value at that time was determined to be \$1,190,000 (during the decline in real estate values). Given that commercial real estate values have remained relatively steady over the past year, the current value of this site is estimated to be unchanged from the appraised value in January 2012.

The purpose for which the property was acquired.

The 11 Acre Site was acquired by the City as part of the property assemblage for a large commercial site to sell or lease to Big League Dreams for development and operation of private baseball fields, when the project could not be developed on the 22 Acre Site. The lease transaction was never completed with Big League Dreams, though. In 2008, the Agency acquired the site from the City for redevelopment. In 2010, Fry's Electronics became interested in developing the site as a 144,000 square foot retail store. Interest waned as Fry's developed other stores in the State, but then became a priority again in 2011. A Disposition and Development Agreement was drafted and in final negotiations, until the Successor Agency's and Fry's efforts were stopped by the passage of AB 1484. Either project would have met the identified redevelopment project goals and objectives of the Cooley Ranch Redevelopment Plan, as set forth in the Agency's 2010-2014 Five-Year Implementation Plan.

Parcel data for each property, including address, lot size and current zoning.

The San Bernardino County Assessor's Parcel Numbers for the four parcels comprising the 11 Acre Site are 0276-144-48, -49, -52 and -53. The four parcels consist of vacant, contiguous land adjacent to Ashley Way. One of the parcels has an address of 1648 East Ashley Way. All four parcels are currently zoned "Planned Community," which allows for commercial development, as designated under the Cooley Ranch Planned Community (a specific plan) and in compliance with the City's General Plan. The lot size of parcel 0276-144-48 is 2.43 acres. The lot size of parcel 0276-144-49 is 1.59 acres. The lot size of parcel 0276-144-52 is 3.2 acres. The lot size of parcel 0276-144-53 is 3.24 acres. The combined lots create a development site of approximately 11 acres.

An estimate of the current value of the parcel, including, any appraisal information, if available.

The four parcels comprising the 11 Acre Site, appraised as one large parcel, had a value of \$2,760,000 in April 2010. When an updated appraisal was performed in January 2012, the value had decreased to \$1,190,000. The parcels are not conducive for development as separate

parcels. The economic recession starting at the end of 2007 to present has held commercial real estate values down. As a result, the current value of the 11 Acre Site is estimated to be the appraised value of \$1,190,000 for the site from 2012.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The Successor Agency is not aware of any rental or other revenues generated by the property and no contractual requirements for disposition of any revenues.

Any history of environmental contamination or remediation efforts.

The Successor Agency is not aware of any history of environmental contamination of the 11 Acre Site. The parcels were, at one time, reported to be in a Federal Emergency Management Agency ("FMEA") flood zone but have subsequently been removed through a FEMA letter of Map Revision (LOMR) and are now designated as Zone X with only a 1% annual chance of flooding.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The use of the 11 Acre Site for commercial development would advance the planning objectives of the City and Successor Agency. The City and Successor Agency maintain the goal of the former Agency to develop the site with a productive commercial use. This goal has remained the same since the adoption of the original Cooley Ranch Redevelopment Plan and has been identified in each Agency Five-Year Implementation Plan - "economic revitalization by attracting retail to the project area". Further, new investment on this site will generate revenue for the affected taxing entities. Commercial development of the site is a project element of the Cooley Ranch Redevelopment Plan identified in the Agency's 2010-2014 Five-Year Implementation Plan.

The site is not conducive for transit-oriented development. Commercial and office buildings are located to the west and north of the site, two RV dealerships are to the south of the site and Interstate 215 is to the east.

A brief history of previous development proposals and activities, including the rental or lease of the property.

The parcels comprising the 11 Acre Site were purchased by the City for assembly and development. Combining the four separate parcels into one development site creates an advantageous location and opportunity for commercial-retail freeway-oriented development. In 2004, City staff engaged in discussions with Big League Dreams regarding commercial development of the site, but the commercial project did not come to fruition. Subsequently, in 2008, the Agency purchased the property from the City for redevelopment. The Agency started full scale negotiations with Fry's Electronics in 2010 for the development of a 144,000 square foot commercial-retail store on the site, but before an agreement could be completed, the

State of California enacted AB 1X 26 and AB 1484 to dissolve the Agency. These changes in the law prevented completion of the transaction with Fry's.

A commercial development on this site would:

- Increase property tax revenues to affected taxing entities,
- Increase sales tax revenues to the City and State of California,
- Create jobs, thus lowering the un-employment rate, and
- Maximize value to the affected taxing entities and the State for years to come.

The City intends to approach Fry's to determine if it is still interested in purchasing and developing the 11 Acre Site for a commercial-retail use. If Fry's is no longer interested, the City intends to issue a Request for Proposals for the purchase and development of the 11 Acre Site with a commercial use.

PROPERTY INVENTORY "C" – 2 Remnant Parcels

Date of acquisition, its value at that time and an estimate of current value.

The Successor Agency has no information regarding the acquisition date of the two remnant parcels or their value at that time. According to First American Title Company, the Successor Agency does not own any interest in Parcel 0162-151-42. As a result, this parcel is not further addressed in this Plan. The property is located entirely under an improved parking lot adjacent to a commercial building housing a pharmacy business and; as a practical matter, its only use would be conveyance of title to the property to the owner of the parking lot.

The purpose for which the property was acquired.

The Successor Agency does not have any information regarding the purpose for which these two properties were acquired. Parcel 0162-151-32 is a strip of land that is approximately 10 inches wide and 150 feet long bordered on all sides by private property and with no independent value of its own. The only viable use of this property is conveyance of title to the owner of the surrounding property. Parcel 0162-221-25 is traversed by one or more public utility easements benefitting the City. Otherwise, the property has no commercial value, due to the public utility easements and its proximity to an interstate freeway onramp. The only viable use of this property is conveyance to the City for continued government use.

Parcel data for each property, including address, lot size and current zoning.

The San Bernardino County Assessor's Parcel Numbers, for the two parcels, are 0162-151-32 with a lot size of 0.002 acres and 0162-221-25 with a lot size of 0.008 acres. Both remnant parcels have a General Plan Land Use designation of General Commercial and are zoned C2 (commercial).

An estimate of the current value of the parcel; including, any appraisal information, if available.

The Successor Agency does not have any information regarding the current value of the two remnant parcels.

An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

The Successor Agency is not aware of any leases, rental or other revenues generated by the two remnant parcels and or any contractual requirements for disposition of any revenues.

Any history of environmental contamination or remediation efforts.

The Successor Agency is not aware of any history of environmental contamination on either of the two remnant parcels.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The two remnant parcels are not conducive for transit-oriented or any other type of development.

A brief history of previous development proposals and activities, including the rental or lease of the property.

The Successor Agency is not aware of any previous development proposals or activities associated with the two remnant parcels.

USE OR DISPOSITION OF PROPERTIES

Section 34191.5(c)(2) of the Health and Safety Code requires that the Successor Agency address the use or disposition of all properties in its Community Redevelopment Property Trust Fund. The properties can be retained for governmental use, retained for future development, sold, or used to fulfill an enforceable obligation. The legislation goes on to state the following:

- *The plan should separately identify and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.*
- *Property intended to be used for a project identified in an approved redevelopment plan will be transferred to the host city or county.*
- *If the successor agency plans to liquidate the property or use the revenues from the property for any purpose other than fulfilling an enforceable obligation or for a contemplated redevelopment project, the proceeds from the sale shall be distributed as property tax to the taxing entities.*

As stated above, the Successor Agency intends to transfer the 22 Acre Site (Property Inventory "A") and the 11 Acre Site (Property Inventory "B") to the City for pursuit of the two projects identified as elements of their respective redevelopment plans, as described in the applicable Inventory Sections of this Plan.

Remnant parcel 0162-151-32 is proposed to be transferred to the owner of the private property surrounding this 10 inch wide and 100 foot long unusable strip of property.

Remnant parcel 0162-221-25 is proposed to be transferred to the City for continued government use.

EXHIBIT "A"

Property Inventory "A" – 22 Acre Site



EXHIBIT "A"
Property Inventory "A" – 22 Acre Site
(Parcel Map of 6 Contiguous Parcels)

APN: 0162-281-04, 14, 34, 52, 56 and 66,



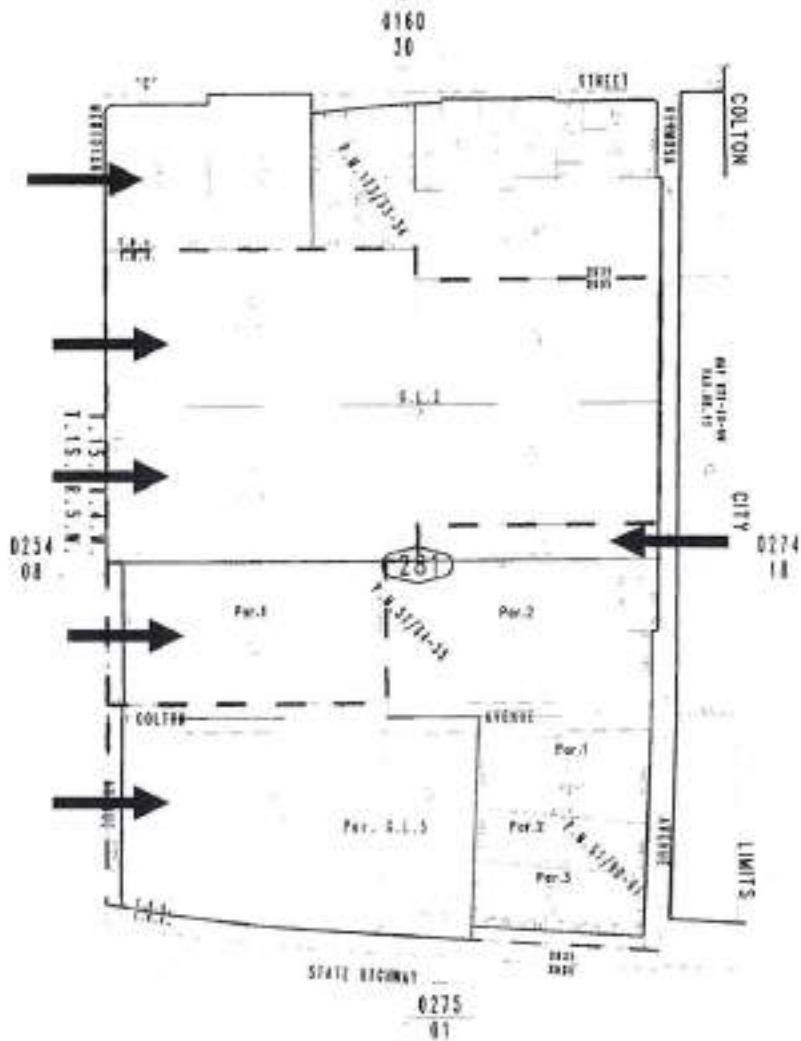
Ptn. N. 1/2 Sec. 19, T. 1 S., R. 4 W., S. 8 B. & M.

CITY OF Colton
 Tax Role Area
 2005 2032 2039

0162 - 28

October 2003

0162-281-04
 0162-281-14
 0162-281-34
 0162-281-52
 0162-281-56
 0162-281-66



Assessor's Map 28
 Book 0162 Page 28
 San Bernardino County

EXHIBIT "A"
Property Inventory "A" – 22 Acre Site
(Photographs of Existing Conditions - vacant land)



[Looking northwest from Valley toward ARMC]



[Looking north along Meridian from Valley]



[Looking northeast from Valley to "C" St.]



[Looking west along Valley to Meridian]



[Looking south from "C" St. to Valley]



[Looking southwest toward ARMC]

EXHIBIT "B"

Property Inventory "B" – 11 Acre Site



EXHIBIT "B"
Property Inventory "B" – 11 Acre Site
(Parcel Map of 4 Contiguous Parcels)

APN: 0276-144-48, 49, 52 and 53

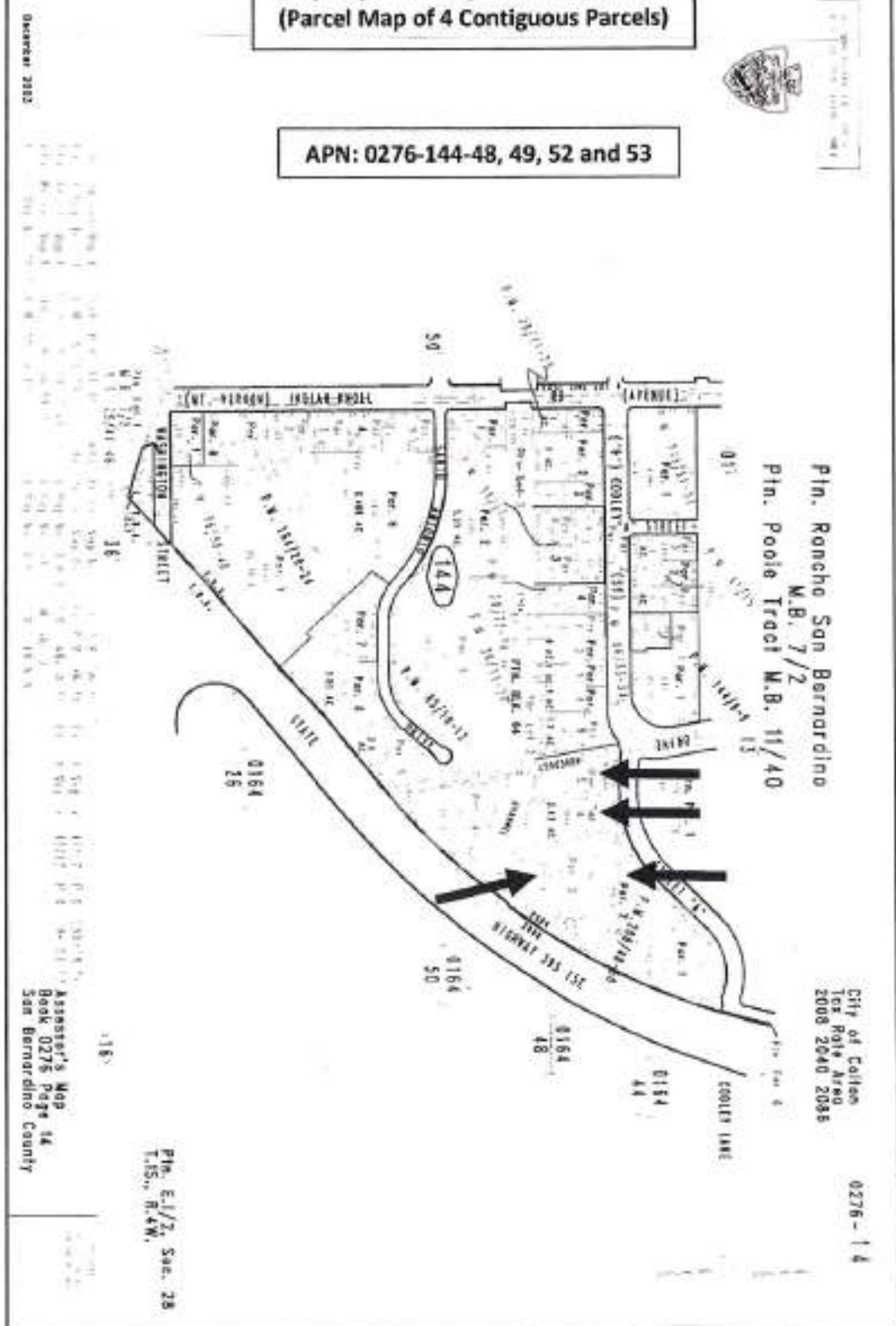


EXHIBIT "B"
Property Inventory "B" – 11 Acre Site
(Photographs of Existing Conditions – vacant land)



**[Looking south from Ashley Way
at Westerly property line]**



**[Looking south-east from Ashley Way
from Northerly Property Line]**



**[Looking east from Ashley Way
toward Freeway (Eastern Border)]**



**[Looking south-west from Ashley Way
from North-East Border]**

EXHIBIT "B"
Property Inventory "B" – 11 Acre Site
(Fry's Electronic Conceptual Site Plan)

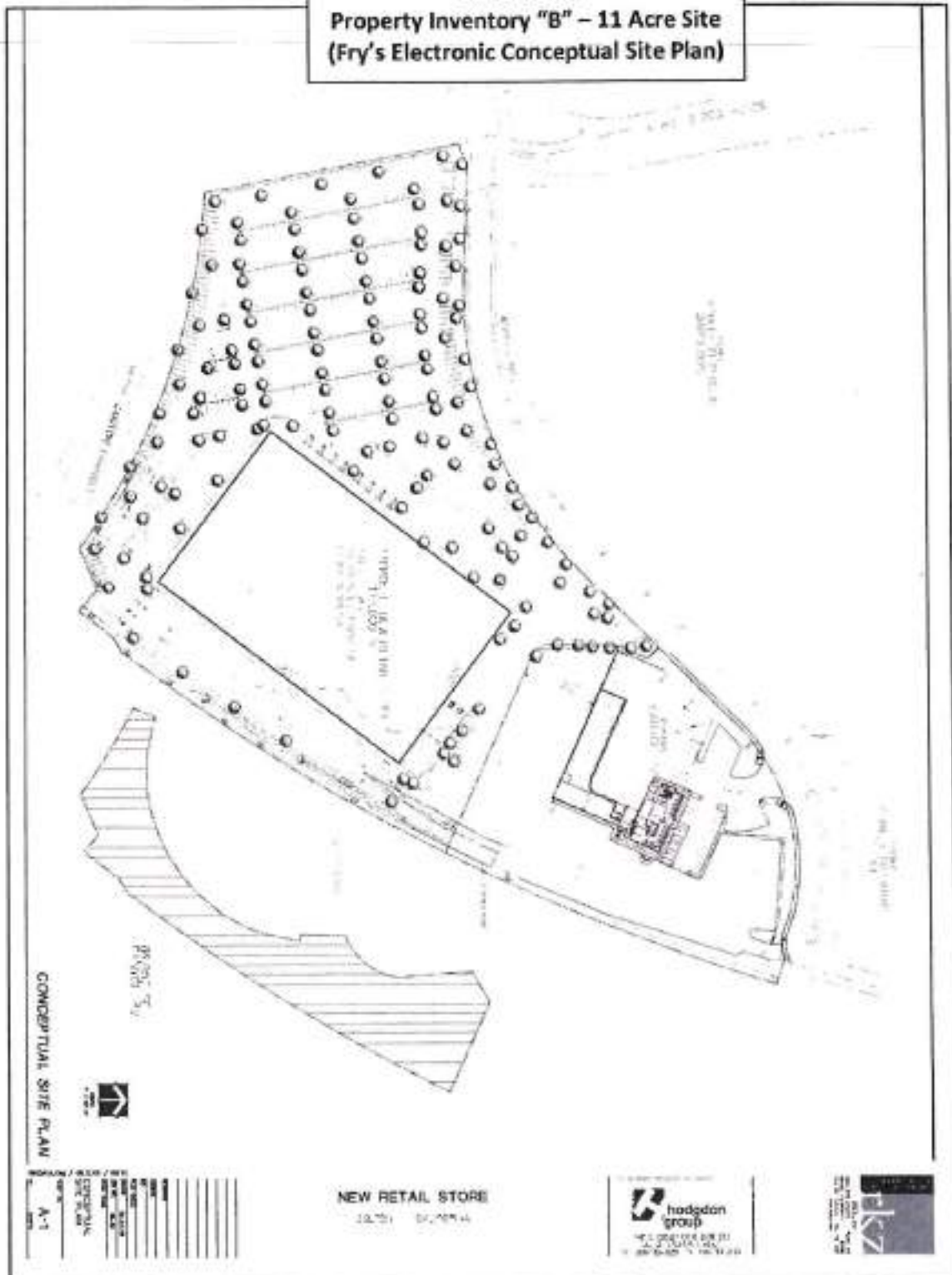


EXHIBIT "C"

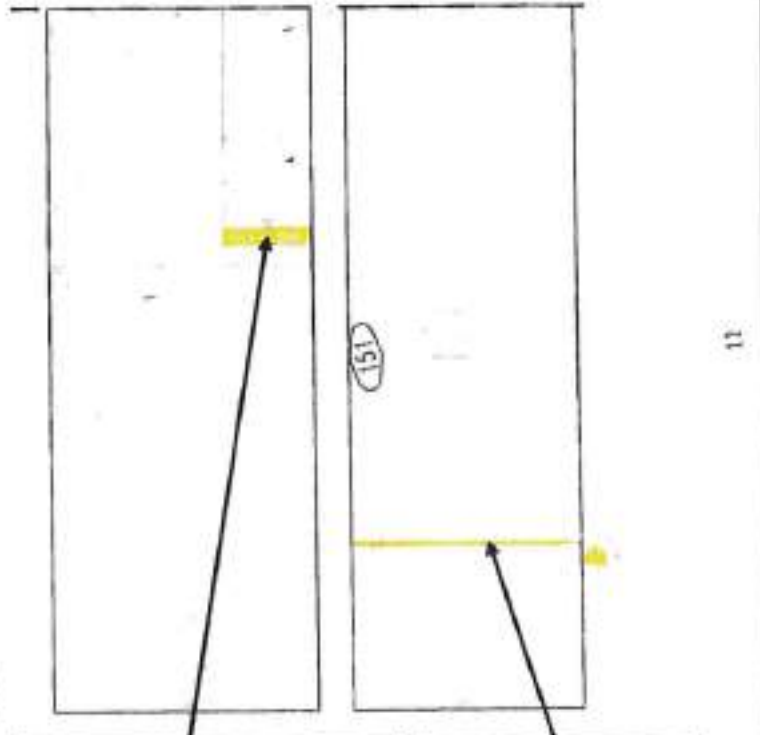
Property Inventory "C"
(Remnant Parcels)



APN: 0162-151-42
Parcel was formerly shown
as Redevelopment Agency
owned, due to an error.
The parcel is owned by
Larson Family Trust.

EXHIBIT "C"
Property Inventory "C"
(Remnant Parcels)

APN: 0162-151-32 and 42
AND
APN: 0162-221-25



APN: 0162-151-42
Parcel was formerly shown
as Redevelopment Agency
owned, due to an error.
The parcel is owned by
Larson Family Trust.

APN: 0162-151-32

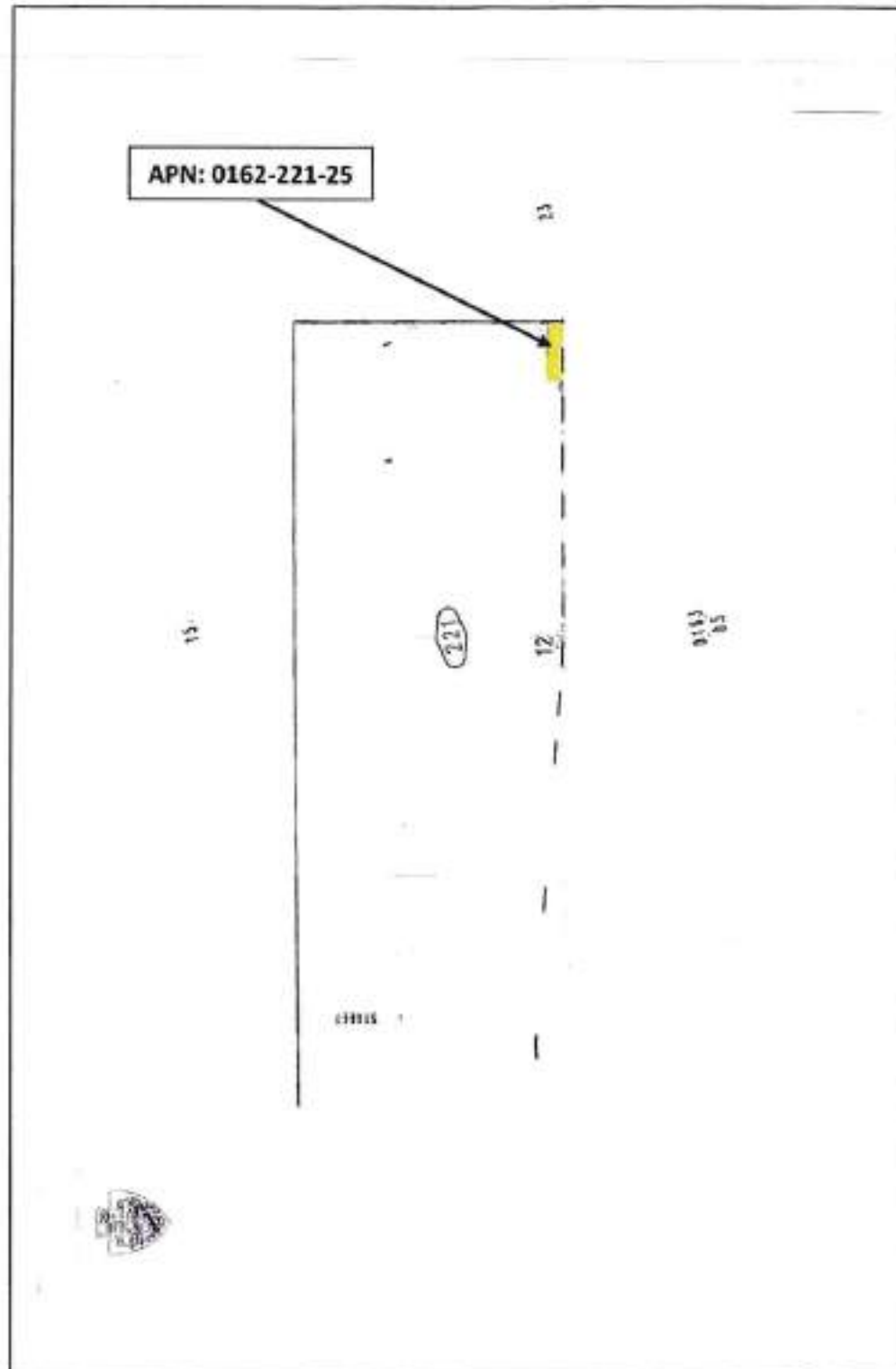


EXHIBIT "C"
Property Inventory "C" – Remnant Parcels
(Photographs of Existing Conditions)

APN: 0162-151-42

Parcel is 10 feet wide by 50 feet long.
Improved as a portion of parking area.

Larson Family Trust Property was
formerly shown as Redevelopment
Agency owned, due to an error. The
parcel is owned by Larson Family Trust.



APN: 0162-151-32

Parcel is 10 inches wide by 150 feet
long adjacent to sidewalk. Owned
as "undivided ½ interest" with
owner of adjacent parcel.

APN: 0162-221-25

Parcel is approx. 10 feet by 37
feet and is City Right-of-Way,
containing sidewalk and a
portion of the freeway on-ramp.

