

RESOLUTION NO. 2015-044

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE
CITY OF REDLANDS APPROVING AN AMENDED LONG-RANGE
PROPERTY MANAGEMENT PLAN

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Redlands ("City") elected to become the Redlands Successor Agency ("Successor Agency") and is the successor agency to the former Redevelopment Agency of the City of Redlands; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former Redevelopment Agency of the City of Redlands; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency prepared and submitted a Property Management Plan containing all of the information required by Health and Safety Code Section 34191.5 to the Department of Finance on October 21, 2013; and

WHEREAS, the Department of Finance had subsequently requested certain modifications be made to the Property Management Plan and that an amended plan be submitted for approval; and

WHEREAS, the Successor Agency prepared and submitted an amended Property Management Plan containing all of the information required by Health and Safety Code Section 34191.5 to the Department of Finance on June 26, 2014; and

WHEREAS, the Department of Finance subsequently requested additional modifications be made to the amended Property Management Plan and that a second amended plan be submitted for approval; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred;

NOW, THEREFORE, BE IT RESOLVED BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

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

Section 2. The approval of the amended Property Management Plan by the Oversight Board's adoption of this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act ("CEQA") and is exempt from review under CEQA pursuant to the State's CEQA Guidelines Section 15061(b)(3).

Section 3. The Oversight Board hereby approves and adopts the amended Property Management Plan, in substantially the form attached to this Resolution as Exhibit "A."

Section 4. The Executive Director of the Successor Agency, with the consent of the Successor Agency's legal counsel, is authorized to make non-substantive corrective changes to the Property Management Plan pursuant to any requests of the Oversight Board such that, in the event of any such requested changes, there is not a need to return the Property Management Plan to the Successor Agency for approval of such changes.


Section 5. The Executive Director of the Successor Agency is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the Successor Agency's Oversight Board for approval, and to the State of California Department of Finance, and posting the approved Property Management Plan on the Successor Agency's website.

Section 6. This Resolution shall take effect immediately upon its adoption.

Section 7. The Agency Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED and ADOPTED at a regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 18th day of June, 2015 by the following vote:

AYES: 5
NOES: 0
ABSENT: 2
ABSTAIN: 0


Paul W. Foster, Chairperson
Oversight Board of the Successor Agency
to the former Redevelopment Agency

ATTEST:


Linda McCasland
Oversight Board Secretary

RESOLUTION NO. OB-2013-032

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(A) the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Successor Agency") has prepared a Long-Range Property Management Plan; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves and adopts the Long-Range Property Management Plan, in substantially the form attached to this Resolution as Exhibit "A," pursuant to Health and Safety Code section 34177.

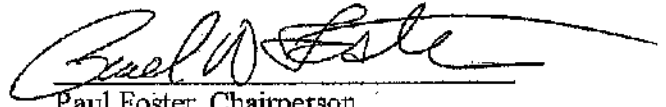
Section 2. The Oversight Board hereby directs the Successor Agency to submit the Long-Range Property Management Plan approved by the State of California Department of Finance and to post the Long-Range Property Management Plan on the Successor Agency's website.

Section 3. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 4. Pursuant to California Health and Safety Code section 34179, all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at an adjourned regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 17th day of October, 2013 by the following vote:

AYES: 4
NOES: 0
ABSENT: 3
ABSTAIN: 0



Paul Foster, Chairperson
Oversight Board of the Successor Agency
to the former Redevelopment Agency

ATTEST:



Linda McCasland
Oversight Board Secretary

EXHIBIT A

LONG-RANGE PROPERTY MANAGEMENT PLAN (AMENDED 06.02.15)

Please note that this exhibit has been placed online for review due to the size of the document. The document can be accessed via the City's website:

<http://tinyurl.com/LRPMP-06-02-15>



Long-Range Property Management Plan

(Amended 06.02.15)

***Successor Agency to the
Redlands Redevelopment Agency***





Table of Contents

Introduction.....	1
Executive Summary	1
Statement of Legal Requirements	2
Property Inventory	3
Retention of Property for Governmental Use	
<i>Property #1 – Redlands Blvd & Eureka St.....</i>	<i>4</i>
<i>Property #2 – Park Ave and Division St</i>	<i>6</i>
<i>Property #3 – Orange St, North of Redlands Blvd</i>	<i>8</i>
<i>Property #4 – 5th St, North of Redlands Blvd</i>	<i>10</i>
<i>Property #5 – Between 9th St and Church St</i>	<i>12</i>
<i>Property #6 – Church St and Sylvan Ave</i>	<i>14</i>
Retention of Properties for Other Uses	
<i>Property #7 – 31 W. Stuart Ave.....</i>	<i>16</i>
<i>Property #8 – 205 W. Stuart Ave.....</i>	<i>18</i>
<i>Property #9 – 330 Third St</i>	<i>20</i>
<i>Property #10 – E. Cypress Ave and I-10 Freeway.....</i>	<i>22</i>
Department of Finance Property Inventory Sheet.....	24
Figures	
<i>Figure 1. Property Location Overview Map.....</i>	<i>3</i>
Tables	
<i>Table 1. Redlands Successor Agency – Summary of Property Disposition by Category.....</i>	<i>1</i>
<i>Table 2. Property Inventory – Property #1 (APN: 0169-272-27)</i>	<i>4</i>
<i>Table 3. Property Inventory – Property #2 (APN: 0170-191-39)</i>	<i>6</i>
<i>Table 4. Property Inventory – Property #3 (APN: 0169-301-20)</i>	<i>8</i>
<i>Table 5. Property Inventory – Property #4 (APN: 0169-301-30)</i>	<i>10</i>
<i>Table 6. Property Inventory – Property #5 (APN: 0169-321-03)</i>	<i>12</i>
<i>Table 7. Property Inventory – Property #6 (APN: 0170-181-44)</i>	<i>14</i>
<i>Table 8. Property Inventory – Property #7 (APN: 0169-281-19)</i>	<i>16</i>
<i>Table 9. Property Inventory – Property #8 (APN: 0169-281-23)</i>	<i>18</i>
<i>Table 10. Property Inventory – Property #9 (APNs: 0169-281-47/48/49/50).....</i>	<i>20</i>
<i>Table 11. Property Inventory – Property #10 (APN: 0173-191-16)</i>	<i>22</i>



Appendices

Appendix A – Mill Creek Zanja By-Pass Storm Drain Engineering Profile Sheet

Appendix B – Original Grant Deeds (APN: 0169-301-20 and 0169-301-30)

*Appendix C – Redlands Redevelopment Agency Meeting Minutes
(Property Purchase Authorization)*

Appendix D – City of Redlands Park and Open Space Plan (Page Excerpts)

Appendix E – City of Redlands Mill Creek Zanja Trail and Greenway Concept Plan (Page Excerpts)

Appendix F – Redlands Redevelopment Agency Five-Year Implementation Plan (Page Excerpts)

Appendix G – Redlands Passenger Rail Project Presentation

Appendix H – Downtown Specific Plan - Specific Plan 45

Appendix I – Initial Study - Redlands Park Once Transit Center

Appendix J – City of Redlands/San Bernardino Associated Governments Cooperative Agreement

Appendix K – Real Property License Agreement



INTRODUCTION

Assembly Bill ("AB") 1484, enacted in June of 2012, requires that all successor agencies to former redevelopment agencies that owned property at the time of redevelopment dissolution in 2011 prepare a Long-Range Property Management Plan ("PMP"). The PMP governs the disposition and use of property held by the former redevelopment agency pursuant to legal requirements as detailed in the "Statement of Legal Requirements" section. This is the Amended Long-Range Property Management Plan for the Successor Agency to the former Redlands Redevelopment Agency ("Successor Agency").

EXECUTIVE SUMMARY

The Successor Agency currently holds ten (10) properties in Redlands. These properties include vacant and undeveloped properties, storm drain rights-of-way, public park space and public parking facilities. Two properties include structures (one vacant) and four of six properties now designated for Governmental Use were previously transferred to the City of Redlands. However, the State Department of Finance has requested that these four properties be added to the Amended Long-Range Property Management Plan and have been listed herein.

As required under AB 1484, the properties included in the PMP must be designated by the Successor Agency for future disposition. The disposition categories include:

1. The retention of the property for a governmental use pursuant to subdivision (a) of Section 34181 of the Health and Safety Code;
2. The retention of the property for future development (to allow the Successor Agency to complete projects planned prior to redevelopment dissolution);
3. The sale of the property;
4. The use of the property to fulfill an enforceable obligation.

Six of the properties listed in the Redlands' PMP are proposed for governmental use; two properties are proposed to be held for future development purposes, as allowed by law, to allow the Successor Agency to complete projects planned prior to redevelopment dissolution for retention for future development; two properties have been designated for sale pursuant to current legal requirements. The table below provides a summary of all PMP property categories:

<i>Redlands Successor Agency</i> <i>Summary of Property Disposition Categories</i>	
Permissible Use (AB 1484)	Number of Properties in Category
Governmental Use	6
Retention for Future Development	2
Sale of Property	2
Use of Property for Enforceable Obligation	0
Total	10

Table 1. Redlands Successor Agency – Summary of Property Disposition by Category.



STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is required to submit a PMP to the State Department of Finance ("DOF") within six months after receiving a "Finding of Completion" from DOF. Prior to submittal of the PMP to the DOF, the Successor Agency's oversight board must approve the PMP.

In general, the PMP addresses the disposition and use of the real properties of the former redevelopment agency. AB 1484 requires that the PMP include all of the following components:

1. Inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:
 - a. Date of acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - b. Purpose for which the property was acquired.
 - c. Parcel data, including address, lot size, and current zoning in the former redevelopment agency redevelopment plan or specific, community, or general plan.
 - d. Estimate of the current value of the parcel including, if available, any appraisal information.
 - e. Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - f. History of environmental contamination, including designation as a Brownfield site, and related environmental studies, and history of any remediation efforts.
 - g. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
 - h. Brief history of previous development proposals and activity, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
 - a. Retention for governmental use pursuant to subdivision (a) of Section 34181;
 - b. Retention for future development;
 - c. Sale of the property; or
 - d. Use of property to fulfill an enforceable obligation.
3. Separately identify and list properties in the Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all the following shall apply:
 - a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.



- b. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the PMP has been approved by the oversight board and DOF.

PROPERTY INVENTORY

The Successor Agency to the former Redlands Redevelopment Agency currently holds ten properties in Redlands of which four properties were previously transferred to the City. The State Department of Finance has requested that these transferred properties be included in the amended PMP. All properties are listed herein as required by the DOF including their proposed disposition.

As required, this PMP separately identifies properties designated for governmental use and properties retained for purposes of fulfilling an enforceable obligation. Six properties in the PMP have been designated for governmental use and these properties are listed first. No properties were designated for purposes of fulfilling an enforceable obligation.

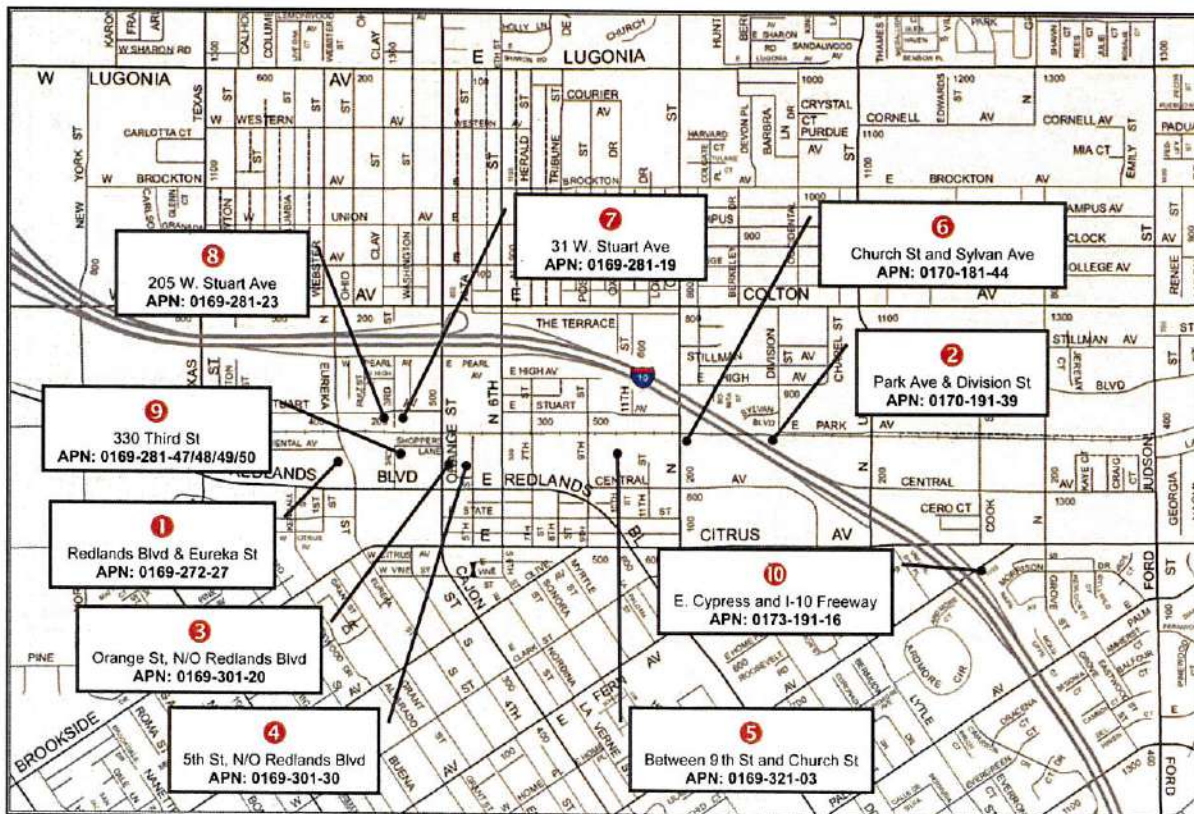


Figure 1. Property Location Overview Map.



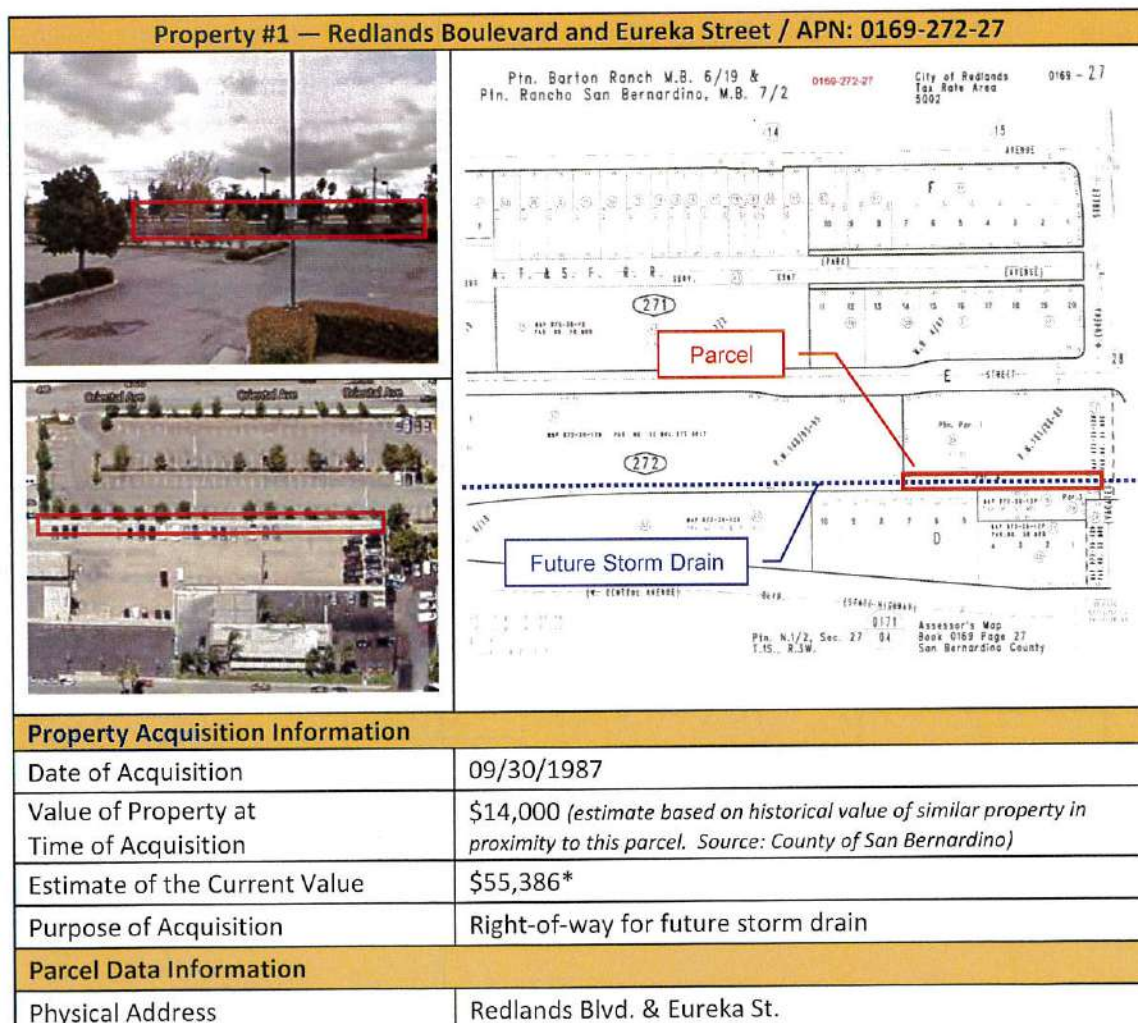
PROPERTIES DESIGNATED FOR GOVERNMENTAL USE

PROPERTY #1 – Redlands Blvd. & Eureka St. (APN: 0169-272-27)

Overview:

Property #1, generally located at Redlands Blvd. and Eureka St., is an approximate .18 acre parcel that has been acquired and retained to preserve right-of-way for a future storm drain. The storm drain is part of the Opal Basin project to mitigate flood control in the City's downtown area. As part of a former Redevelopment Agency project, this parcel was Parcel #4 of Parcel Map 11197. The conceptual design for a 120-inch storm drain has already been completed and there is a 20-foot-wide storm drain easement across the length of the parcel.

As a significant component to planned flood control mitigation, this property is proposed to be retained for governmental use.





Lot Size	0.18 acres
Current Zoning	Light Industrial District — M1
Current Parcel Value	
* Estimate: \$55,386 (Source: CoStar real estate data/industrial land/5-mile radius/\$307,701 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None Known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property is proposed to be retained as right-of-way for a future flood control/storm drain line and has no other purpose.	

Table 2. Property Inventory — Property #1 (APN: 0169-272-27).



PROPERTY #2 – Park Avenue and Division St. (APN: 0170-191-39)



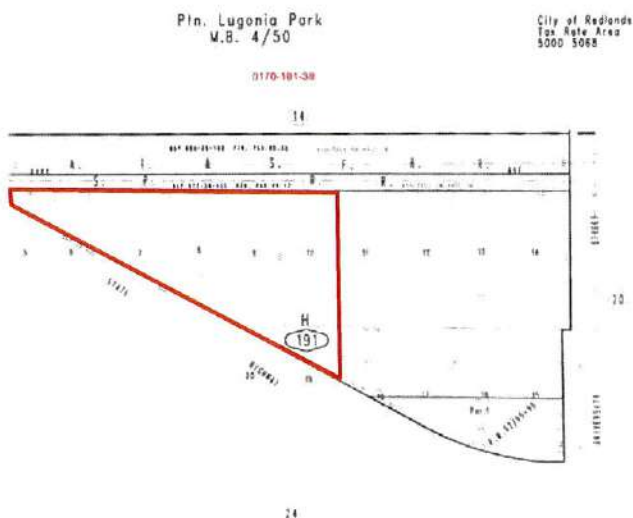
Overview:

Property #2, located at Park Avenue and Division Street, is an approximate 2.39 acre parcel that is adjacent to the I-10 Freeway, an existing rail line and existing park. The property was originally acquired in 2008 for the future development of affordable housing. However, when redevelopment agencies were dissolved, all housing activities of the former Redlands Redevelopment Agency were transferred to the County of San Bernardino.

Due to its proximity to an existing public park (Sylvan Park), which lacks adequate parking facilities, the parcel would benefit park patrons by providing much-needed parking adjacent to the park. The additional parking area would also reduce the amount of on-street parking that is currently taking place in residential neighborhoods when the park's capacity for parking automobiles has been exhausted.

As an integral component to fulfilling the need for additional parking facilities, this property is proposed to be retained for future parking. Due to this property's location — adjacent to an existing park, a rail line and freeway interstate — other uses may not be feasible.

This property is currently vacant and is proposed to be retained for governmental use.

Property #2 — Park Avenue and Division Street / APN: 0170-191-39		
	<p>Pin. Lugonia Park M.B. 4/50</p> <p>City of Redlands Tax Map Area 5000 5068</p> <p>0170-191-39</p>  	
Property Acquisition Information		
Date of Acquisition		03/04/2008
Value of Property at Time of Acquisition	\$736,000	
Estimate of the Current Value	\$452,936*	



Purpose of Acquisition	Development of affordable housing
Parcel Data Information	
Physical Address	Park Avenue and Division Street
Lot Size	2.39 acres
Current Zoning	R-2 / Multiple Family Residential District
Current Parcel Value	
*\$452,936 (Source: CoStar real estate data/multi-family residential land/5-mile radius/\$189,513 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property is proposed to be retained for a future public parking area to reduce impacts to the community due to inadequate parking facilities at Sylvan Park.	

Table 3. Property Inventory — Property #2 (APN: 0170-191-39).



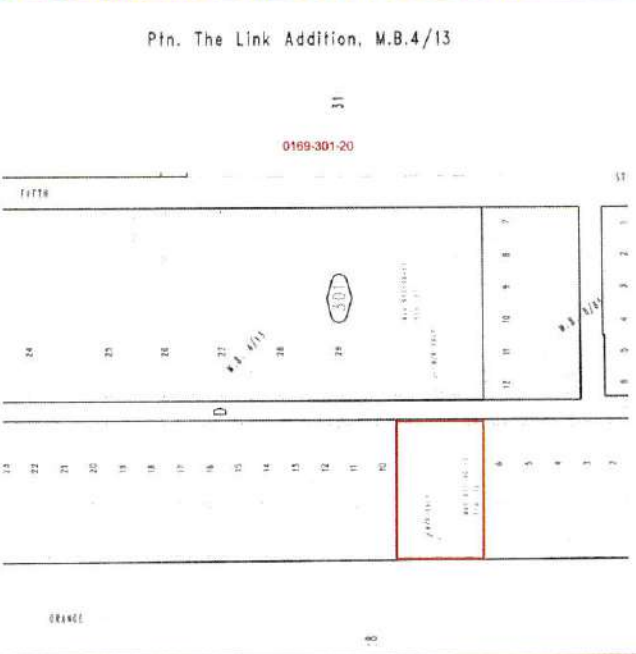


PROPERTY #3 – Orange Street, North of Redlands Boulevard (APN: 0169-301-20)

Overview:

Property #3, generally located adjacent to Orange Street, just north of Redlands Boulevard, is an approximate 0.17 acre parcel that has been acquired and retained to preserve right-of-way for a future storm drain. The storm drain is part of the Mill Creek Zanja By-Pass Storm Drain Project (**Appendix A**) to mitigate flood control in the City's downtown area. To maximize its public use, the property, which constitutes an alleyway from Orange Street to 5th Street, has been paved and striped to allow for public parking in the downtown area. As indicated in the grant deed (**Appendix B**) and minutes of the former Redevelopment Agency (**Appendix C**), this property was purchased to ensure storm drain right-of-way and to provide public parking.

As a significant component to flood control mitigation, and to provide public parking for the downtown area, this property is proposed to be retained for governmental use.

Property #3 — Orange Street, N/O Redlands Boulevard / APN: 0169-301-20	
	
	
Property Acquisition Information	
Date of Acquisition	12/14/1984
Value of Property at Time of Acquisition	\$80,000
Estimate of the Current Value	\$39,261*
Purpose of Acquisition	Storm Drain Right-of-Way/Public Parking
Parcel Data Information	
Physical Address	Orange Street, north of Redlands Boulevard

Long-Range Property Management Plan (Amended 06.02.15)
Successor Agency to the Redlands Redevelopment Agency



Lot Size	0.17 acres
Current Zoning	Specific Plan 45 – Town Center Historic
Current Parcel Value	
*\$39,261 (Source: CoStar real estate data/commercial land/Redlands/\$232,315 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property has been reserved for storm drain right-of-way (future) and public parking (present) to mitigate flood control and provide downtown public parking.	

Table 4. Property Inventory — Property #3 (APN: 0169-301-20).


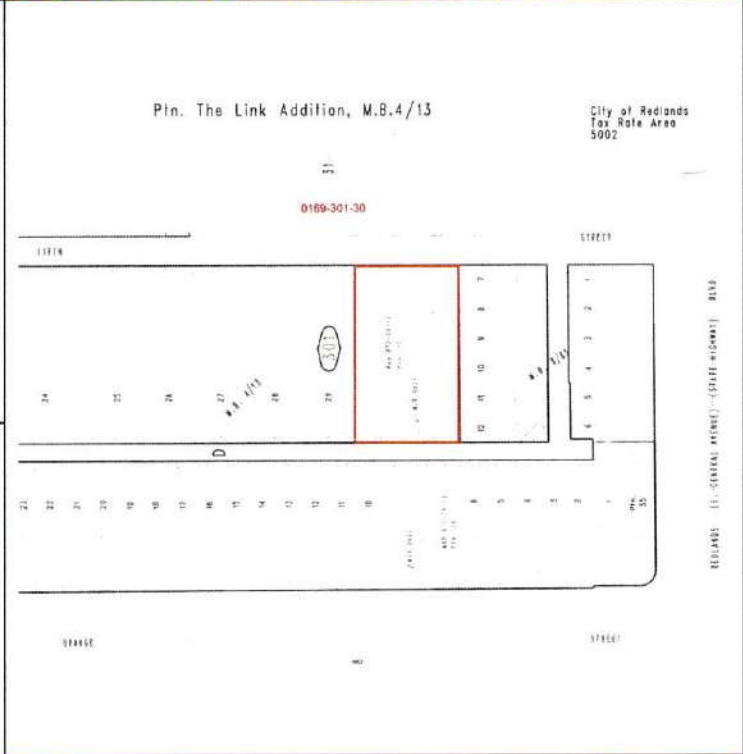



PROPERTY #4 – 5th Street, North of Redlands Boulevard (APN: 0169-301-30)

Overview:

Property #4, generally located adjacent to 5th Street, just north of Redlands Boulevard, is an approximate .31 acre parcel that has been acquired and retained to preserve right-of-way for a future storm drain. The storm drain is part of the Mill Creek Zanja By-Pass Storm Drain Project (**Appendix A**), to mitigate flood control in the City's downtown area. To maximize its public use, the property, which constitutes an alleyway from Orange Street to 5th Street, has been paved and striped to allow for public parking in the downtown area. As indicated in the grant deed (**Appendix B**) and minutes of the former Redevelopment Agency (**Appendix C**), this property was purchased to ensure storm drain right-of-way and to provide public parking.

As a significant component to flood control mitigation, and to provide public parking for the downtown area, this property is proposed to be retained for governmental use.

Property #4 — 5th Street, N/O Redlands Boulevard / APN: 0169-301-30	
	
	
Property Acquisition Information	
Date of Acquisition	09/30/1987
Value of Property at Time of Acquisition	\$95,000
Estimate of the Current Value	\$72,018*
Purpose of Acquisition	Storm Drain Right-of-Way/Public Parking



Parcel Data Information	
Physical Address	Orange Street, north of Redlands Boulevard
Lot Size	0.31 acres
Current Zoning	Specific Plan 45 – Town Center Historic
Current Parcel Value	
*\$72,018 (Source: CoStar real estate data/commercial land/Redlands/\$232,315 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property has been reserved for storm drain right-of-way (future) and public parking (present) to mitigate flood control and provide downtown public parking.	

Table 5. Property Inventory — Property #4 (APN: 0169-301-30).



PROPERTY #5 – Between 9th Street and Church Street (APN: 0169-321-03)

Overview:

Property #5, generally located between 9th Street and Church Street, north of Central Avenue, has been part of the City's long-term plan (since 1987) for creating a linear public park and open space area. This property, located along the Mill Creek Zanja, is an important element to the City's Park and Open Space Plan (**Appendix D**), the Mill Creek Zanja Trail and Greenway Concept Plan (**Appendix E**) and the former Redevelopment Agency's Five-Year Implementation Plan (**Appendix F**). As such, the property will eventually provide recreational opportunities for residents and a pedestrian-oriented link to the downtown area. The property will also serve as a flood control mitigation measure by allowing natural water runoff to collect and settle within the greenbelt, further protecting the downtown area from potential flooding hazards.

As a significant component to the City's parks and open space planning activities, as well as its potential for flood control mitigation, this property is proposed to be retained for governmental use.

Property #5 — Between 9th Street and Church Street / APN: 0169-321-03	
Property Acquisition Information	
Date of Acquisition	09/30/1987
Value of Property at Time of Acquisition	\$219,786
Estimate of the Current Value	\$312,447*
Purpose of Acquisition	Park/Open Space and Flood Control Mitigation



Parcel Data Information	
Physical Address	Between 9th and Church Streets; N/O Central Ave
Lot Size	2.38 acres
Current Zoning	Park
Current Parcel Value	
*\$312,447 (Source: CoStar real estate data/residential land/Redlands/\$131,280 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property has been reserved for a public (linear) park/open space and for potential flood control mitigation.	

Table 6. Property Inventory — Property #5 (APN: 0169-321-03).



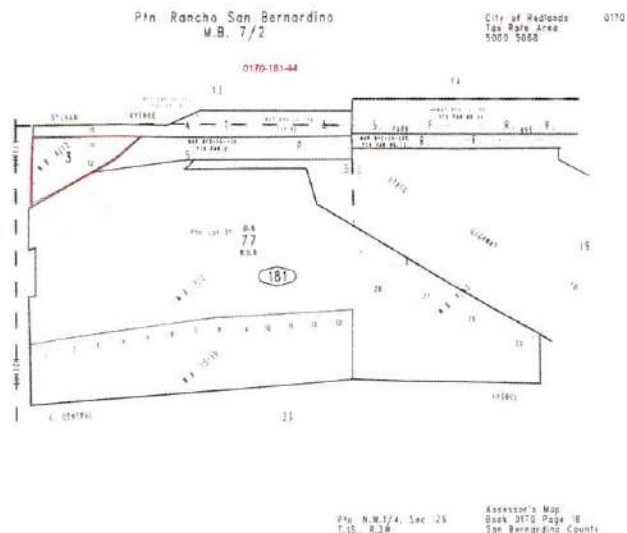
PROPERTY #6 – Church Street and Sylvan Avenue (APN: 0170-181-44)

Overview:

Property #6, generally located at Church Street and Sylvan Avenue, north of Central Avenue, has been part of the City's long-term plan (since 1987) for creating a linear public park and open space area. This property, located along the Mill Creek Zanja, is an important element to the City's Park and Open Space Plan (**Appendix D**), the Mill Creek Zanja Trail and Greenway Concept Plan (**Appendix E**) and the former Redevelopment Agency's Five-Year Implementation Plan (**Appendix F**). As such, the property will eventually provide recreational opportunities for residents and a pedestrian-oriented link to the downtown area. The property will also serve as a flood control mitigation measure by allowing natural water runoff to collect and settle within the greenbelt, further protecting the downtown area from potential flooding hazards.

As a significant component to the City's parks and open space planning activities, as well as its potential for flood control mitigation, this property is proposed to be retained for governmental use.

Property #6 — Church Street and Sylvan Avenue / APN: 0170-181-44



Property Acquisition Information

Date of Acquisition	09/30/1987
Value of Property at Time of Acquisition	\$35,000
Estimate of the Current Value	\$49,886*
Purpose of Acquisition	Park/Open Space and Flood Control Mitigation



Parcel Data Information	
Physical Address	Church Street and Sylvan Avenue
Lot Size	0.38 acres
Current Zoning	R-2 /Multifamily Residential
Current Parcel Value	
*\$49,886 (Source: CoStar real estate data/residential land/Redlands/\$131,280 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property has been reserved for a public (linear) park/open space and for potential flood control mitigation.	

Table 7. Property Inventory — Property #6 (APN: 0170-181-44).

**END OF LIST FOR PROPERTY THAT HAS BEEN DESIGNATED
FOR GOVERNMENTAL USE**



PROPERTY #7 – 31 W. Stuart Ave. (APN: 0169-281-19)

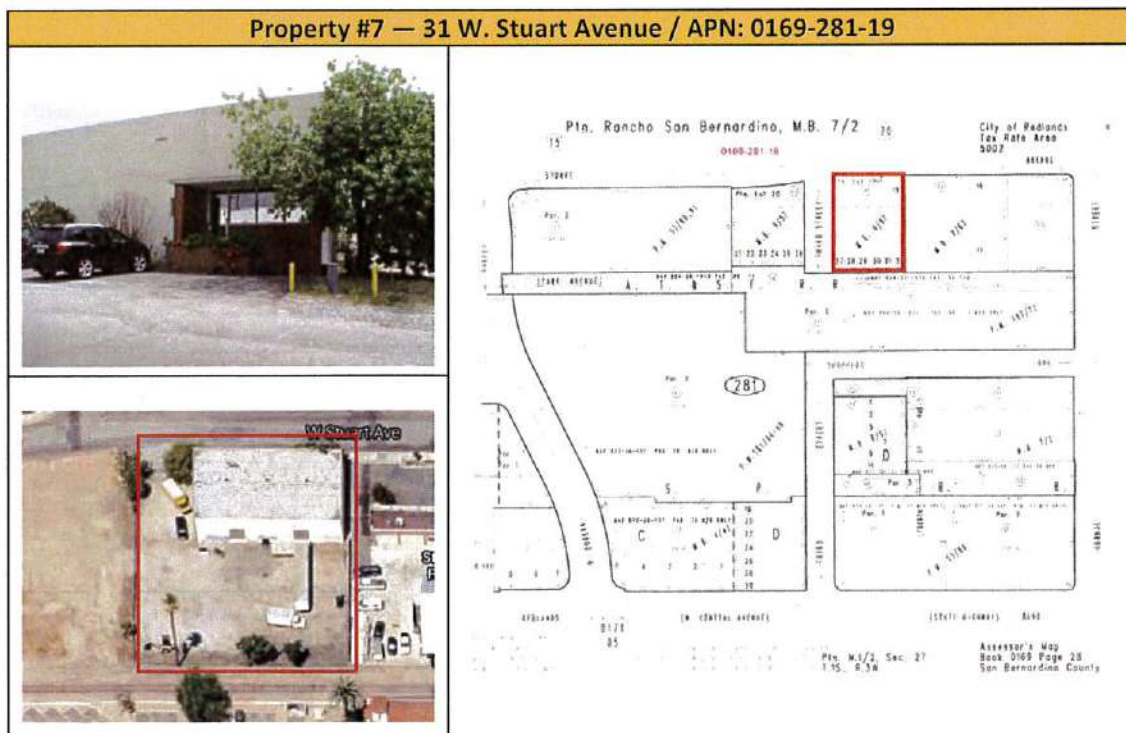
Overview:

Property #7, located at 31 W. Stuart Avenue, is an approximate .59 acre parcel that has been acquired and retained for a future public parking facility that will serve a planned commuter rail stop in the City's downtown area (**Appendix G**). Specifically, a parking structure is proposed to be built as part of the Park Once project. The facility design is near completion and the environmental approval for the project is currently being pursued. The property is also located within the City's Downtown Specific Plan 45 area (**Appendix H**), which provides a comprehensive set of standards for land use, development design and public improvements for the northern portion of the Redlands Town Center. The primary goal of the Specific Plan area is to create a compact "pedestrian-oriented" environment that is consistent in character and density with the older Redlands Town Center.

In addition to providing parking for future commuter rail facilities (**Appendix I**), the City has also provided infrastructure improvements; specifically the widening of Eureka Avenue to accommodate future rail activities. To facilitate these improvements, the City of Redlands entered into a cooperative agreement with the San Bernardino Associated Governments (SANBAG) — the council of governments and transportation planning agency for San Bernardino County — to obtain funding for the street widening project as part of the Redlands Station Street Improvements (**Appendix J**).

Currently, there is one structure on site (Building Type: Masonry; Building Grade: Low) that is licensed to a private party for the purpose of storing equipment. The licensee operates under a month-to-month license agreement and the payment is \$1,500 per month (**Appendix K**).

As a significant component to planned transit-oriented development activities, this property is proposed to be retained for future development.





Property Acquisition Information	
Date of Acquisition	05/18/2004
Value of Property at Time of Acquisition	\$443,170
Estimate of the Current Value	\$178,662*
Purpose of Acquisition	Future public parking for rail in the downtown area
Parcel Data Information	
Physical Address	31 Stuart Avenue
Lot Size	0.59 acres / Vacant Parcel with Building
Current Zoning	Specific Plan 45/Town Center Historic (Commercial)
Current Parcel Value	
* Estimate: \$178,662 (Source: CoStar real estate data/commercial land/5-mile radius/\$302,818 per acre - average)	
Revenues Generated and Contractual Requirements	
License: \$1,500/Month ; Licensee is on a month-to-month contract (see Appendix K)	
History of Environmental Contamination/Remediation	
None Known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
<p>High Potential: This property was purchased specifically for the purpose of providing future public parking for a planned commuter rail stop in 2018/19 (Appendix G). The property is also located within the City's Downtown Specific Plan 45 area (Appendix H), which provides a comprehensive set of standards for land use, development design and public improvements for the northern portion of the Redlands Town Center.</p> <p>In addition to providing parking for future commuter rail facilities (Appendix I), the City has also provided infrastructure improvements; specifically the widening of Eureka Avenue to accommodate future rail activities. To facilitate these improvements, the City of Redlands entered into a cooperative agreement with the San Bernardino Associated Governments (SANBAG) — the council of governments and transportation planning agency for San Bernardino County — to obtain funding for the street widening project as part of the Redlands Station Street Improvements (Appendix J).</p> <p>Currently, there is one structure on site that is licensed to a private party for the purpose of storing equipment. The licensee is on a month-to-month agreement (Appendix K).</p>	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
<p>Future Development. This property is proposed to be retained for a future public parking area to support a planned commuter rail stop (2018/19). The City intends to negotiate a compensation agreement (at some point in the future) with affected taxing agencies based on the value of the property.</p>	

Table 8. Property Inventory — Property #7 (APN: 0169-281-19).



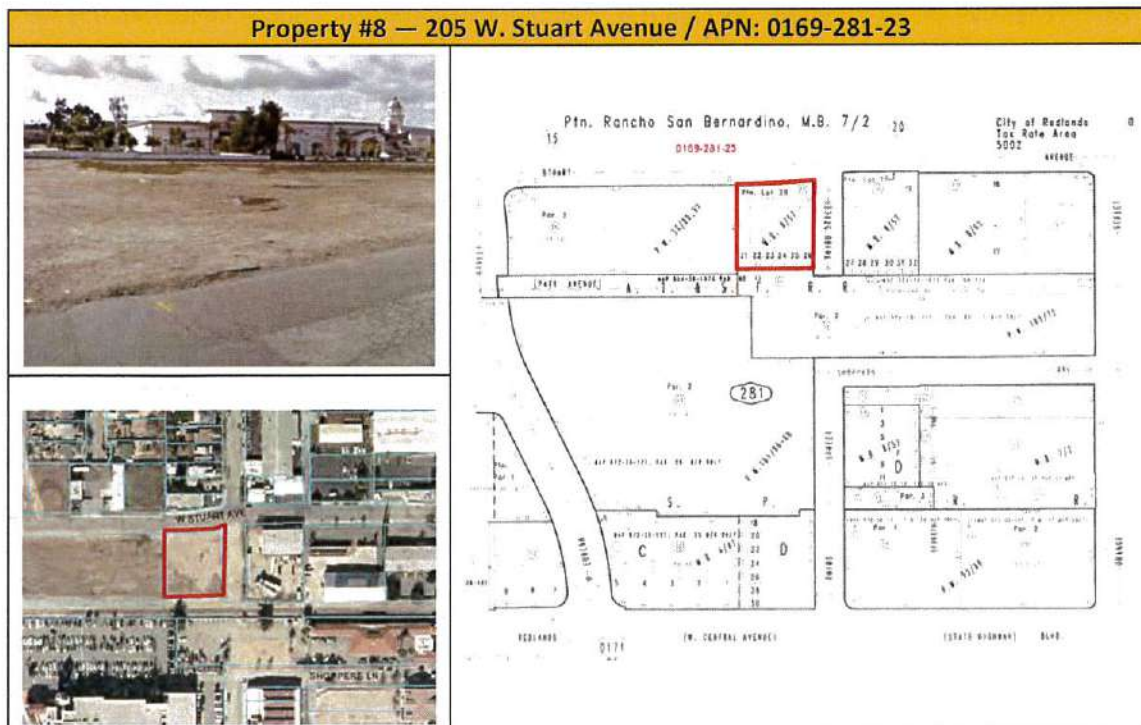
PROPERTY #8 – 205 W. Stuart Ave. (APN: 0169-281-23)

Overview:

Property #8, located at 205 W. Stuart Avenue is an approximate .48 acre parcel that has been acquired and retained for a future public parking facility that will serve a planned commuter rail stop in the City's downtown area (**Appendix G**). The property is a companion property to the property at 31 W. Stuart, in that both are planned for the same purpose and are in proximity to one another. Specifically, a parking structure is proposed to be built as part of the Park Once project. The facility design is near completion and the environmental approval for the project is currently being pursued. The property is also located within the City's Downtown Specific Plan 45 area (**Appendix H**), which provides a comprehensive set of standards for land use, development design and public improvements for the northern portion of the Redlands Town Center. The primary goal of the Specific Plan area is to create a compact "pedestrian-oriented" environment that is consistent in character and density with the older Redlands Town Center.

In addition to providing parking for future commuter rail facilities (**Appendix I**), the City has also provided infrastructure improvements; specifically the widening of Eureka Avenue to accommodate future rail activities. To facilitate these improvements, the City of Redlands entered into a cooperative agreement with the San Bernardino Associated Governments (SANBAG) — the council of governments and transportation planning agency for San Bernardino County — to obtain funding for the street widening project as part of the Redlands Station Street Improvements (**Appendix J**).

As a significant component to planned transit-oriented development activities, this property is proposed to be retained for future development. Currently, this is a vacant parcel.





Property Acquisition Information	
Date of Acquisition	08/01/2003
Value of Property at Time of Acquisition	\$265,500
Estimate of the Current Value	\$145,352*
Purpose of Acquisition	Future public parking for rail in the downtown area
Parcel Data Information	
Physical Address	205 W. Stuart Avenue
Lot Size	0.48 acres / Vacant Parcel
Current Zoning	Specific Plan 45/Town Center Historic (Commercial)
Current Parcel Value	
* Estimate: \$145,352 (Source: CoStar real estate data/commercial land/5-mile radius/\$302,818 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None Known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
<p>High Potential: This property was purchased specifically for the purpose of providing future public parking for a planned commuter rail stop in 2018/19 (Appendix G). The property is also located within the City's Downtown Specific Plan 45 area (Appendix H), which provides a comprehensive set of standards for land use, development design and public improvements for the northern portion of the Redlands Town Center.</p> <p>In addition to providing parking for future commuter rail facilities (Appendix I), the City has also provided infrastructure improvements; specifically the widening of Eureka Avenue to accommodate future rail activities. To facilitate these improvements, the City of Redlands entered into a cooperative agreement with the San Bernardino Associated Governments (SANBAG) — the council of governments and transportation planning agency for San Bernardino County — to obtain funding for the street widening project as part of the Redlands Station Street Improvements (Appendix J).</p> <p>Currently, this parcel is a vacant.</p>	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
<p>Future Development. This property is proposed to be retained for a future public parking area to support a planned commuter rail stop (2018/19). The City intends to negotiate a compensation agreement (at some point in the future) with affected taxing agencies based on the value of the property.</p>	

Table 9. Property Inventory — Property #8 (APN: 0169-281-23).



PROPERTY #9 – 330 Third Street (APNs: 0169-281-47/48/49/50)

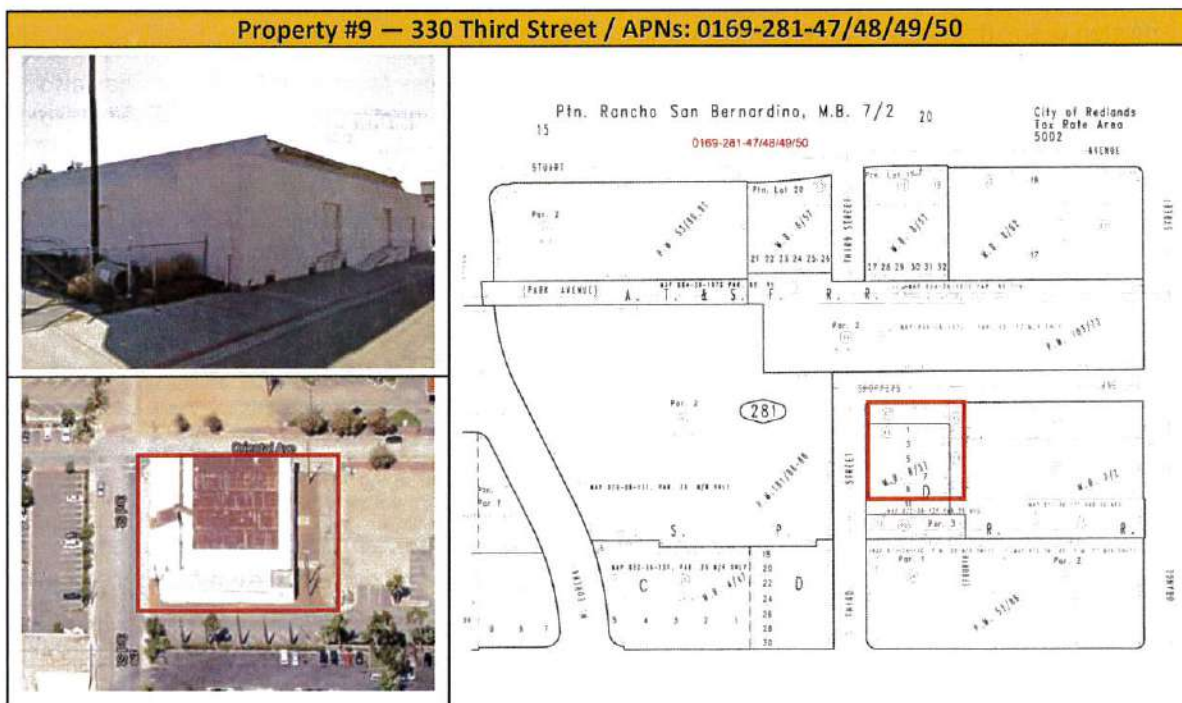
Overview:

Property #9, consisting of four parcels, is located at 330 Third Street. The property is part of the original town site of the City of Redlands. It is located south of the Santa Fe Railroad Right-of-Way and southwest of the historic Redlands Santa Fe Depot Railroad Station. The property is considered a contributor to the Santa Fe Depot District, a National Register District that includes 17 contributing properties in the heart of downtown Redlands. There is currently one structure located on the property — a masonry and steel-framed warehouse constructed in 1912. The building, a former fruit packing house, is vacant and has not been used for several years. Electrical wiring has been removed and the interior has been vandalized.

A July 2010 appraisal report indicated that the current structure on the subject property is non-conforming and does not reflect the physical and economic characteristics of the market area, and that its use as a warehouse/fruit-packing facility is not considered maximally productive.

A previous proposal to incorporate this property into a larger commercial development was submitted by Showprop Redlands, LLC in 2011, and a Conditional Property Disposition Agreement (CPDA) was approved on July 5, 2011. However, the applicant was not able to meet the schedule of performance requirements outlined in the CPDA, thus invalidating the agreement and ending the proposed project.

The property is currently vacant and is zoned for multiple commercial uses. The property is proposed to be offered for sale.





Property Acquisition Information	
Date of Acquisition	12/22/2006
Value of Property at Time of Acquisition	\$940,000
Estimate of the Current Value	\$320,000*
Purpose of Acquisition	Future Development
Parcel Data Information	
Physical Address	330 North Third Street
Lot Size	0.67 acres total (four parcels)
Current Zoning	Specific Plan 45/Town Center Historic (Commercial)
Current Parcel Value	
*\$320,000 (Based on independent appraisal – 07/20/2010)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None noted or observed per the appraisal report. But due to the age of the structure, asbestos may be present and may require asbestos abatement in the future.	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
A previous proposal to incorporate this property into a larger commercial development was submitted by Showprop Redlands, LLC in 2011. However, the applicant was not able to meet the schedule of performance requirements outlined in the Conditional Property Disposition Agreement, thus invalidating the agreement and ending the proposed project.	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Sale of Property. The property is currently vacant, consists of four separate parcels and is zoned for multiple commercial uses. The property is proposed to be offered for sale (proceeds to be distributed as property tax to the taxing entities). The property is intended to be sold in 2015 at its current estimated value (\$320,000).	

Table 10. Property Inventory — Property #9 (APNs: 0169-281-47/48/49/50).






PROPERTY #10 – E. Cypress and I-10 Freeway (APN: 0173-191-16)

Overview:

Property #10, located on E. Cypress Avenue north of the I-10 Freeway, is an approximate .92 acre parcel. The vacant parcel was originally acquired in 2008 for the future development of affordable housing. However, when redevelopment agencies were dissolved, all housing activities of the former Redlands Redevelopment Agency were transferred to the County of San Bernardino.

A previous proposal to build a two-story office building on this property was submitted by Gardner Construction and Development in 2004. However, that project was denied by the City Council, as it did not meet the General Plan zoning requirements. The property is currently zoned suburban residential.

Due to the fact that there are no current/future plans for this property with regard to governmental use, future development or for fulfilling an enforceable obligation, this property is proposed to be offered for sale.

Property #10 — E. Cypress Avenue and I-10 Freeway / APN: 0173-191-16	
 	
Property Acquisition Information	
Date of Acquisition	03/04/2008
Value of Property at Time of Acquisition	\$218,000
Estimate of the Current Value	\$61,334*
Purpose of Acquisition	Development of affordable housing
Parcel Data Information	
Physical Address	Cypress Avenue and I-10 Freeway



Lot Size	0.92 acres
Current Zoning	R-S / Suburban Residential District
Current Parcel Value	
* Estimate: \$61,334 (Source: CoStar real estate data/single-family residential land/5-mile radius/\$66,667 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Sale of Property. The property is currently vacant and is zoned Suburban Residential District. The property is proposed to be offered for sale (proceeds to be distributed as property tax to the taxing entities). This property is intended to be sold in 2015 at its current estimated value (\$61,334).	

Table 11. Property Inventory — Property #10 (APN: 0173-191-16).



Department of Finance Property Inventory Sheet

LONG RANGE PROPERTY MANAGEMENT PLAN (UNCLASSIFIED OR 02-08) - PROPERTY HISTORY DATA

NA	Property Type	Permitted Use	Proprietary Use	Acquisition Date	Value of Purchase	Value of Property	Proposed Sale Date	Purpose for which property was acquired	Address	APN	Lot Size	Current Zoning	Estimated Current Parcel Value	Estimated remaining useful life of building/structure	History of environmental contamination, status, and designation as a brownfield site	History of previous development, proposed use, and activity	1992-2014	2015-2019	2020-2024	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-2054	2055-2059	2060-2064	2065-2069	2070-2074	2075-2079	2080-2084	2085-2089	2090-2094	2095-2099	2100-2104	2105-2109	2110-2114	2115-2119	2120-2124	2125-2129	2130-2134	2135-2139	2140-2144	2145-2149	2150-2154	2155-2159	2160-2164	2165-2169	2170-2174	2175-2179	2180-2184	2185-2189	2190-2194	2195-2199	2200-2204	2205-2209	2210-2214	2215-2219	2220-2224	2225-2229	2230-2234	2235-2239	2240-2244	2245-2249	2250-2254	2255-2259	2260-2264	2265-2269	2270-2274	2275-2279	2280-2284	2285-2289	2290-2294	2295-2299	2300-2304	2305-2309	2310-2314	2315-2319	2320-2324	2325-2329	2330-2334	2335-2339	2340-2344	2345-2349	2350-2354	2355-2359	2360-2364	2365-2369	2370-2374	2375-2379	2380-2384	2385-2389	2390-2394	2395-2399	2400-2404	2405-2409	2410-2414	2415-2419	2420-2424	2425-2429	2430-2434	2435-2439	2440-2444	2445-2449	2450-2454	2455-2459	2460-2464	2465-2469	2470-2474	2475-2479	2480-2484	2485-2489	2490-2494	2495-2499	2500-2504	2505-2509	2510-2514	2515-2519	2520-2524	2525-2529	2530-2534	2535-2539	2540-2544	2545-2549	2550-2554	2555-2559	2560-2564	2565-2569	2570-2574	2575-2579	2580-2584	2585-2589	2590-2594	2595-2599	2600-2604	2605-2609	2610-2614	2615-2619	2620-2624	2625-2629	2630-2634	2635-2639	2640-2644	2645-2649	2650-2654	2655-2659	2660-2664	2665-2669	2670-2674	2675-2679	2680-2684	2685-2689	2690-2694	2695-2699	2700-2704	2705-2709	2710-2714	2715-2719	2720-2724	2725-2729	2730-2734	2735-2739	2740-2744	2745-2749	2750-2754	2755-2759	2760-2764	2765-2769	2770-2774	2775-2779	2780-2784	2785-2789	2790-2794	2795-2799	2800-2804	2805-2809	2810-2814	2815-2819	2820-2824	2825-2829	2830-2834	2835-2839	2840-2844	2845-2849	2850-2854	2855-2859	2860-2864	2865-2869	2870-2874	2875-2879	2880-2884	2885-2889	2890-2894	2895-2899	2900-2904	2905-2909	2910-2914	2915-2919	2920-2924	2925-2929	2930-2934	2935-2939	2940-2944	2945-2949	2950-2954	2955-2959	2960-2964	2965-2969	2970-2974	2975-2979	2980-2984	2985-2989	2990-2994	2995-2999	3000-3004	3005-3009	3010-3014	3015-3019	3020-3024	3025-3029	3030-3034	3035-3039	3040-3044	3045-3049	3050-3054	3055-3059	3060-3064	3065-3069	3070-3074	3075-3079	3080-3084	3085-3089	3090-3094	3095-3099	3100-3104	3105-3109	3110-3114	3115-3119	3120-3124	3125-3129	3130-3134	3135-3139	3140-3144	3145-3149	3150-3154	3155-3159	3160-3164	3165-3169	3170-3174	3175-3179	3180-3184	3185-3189	3190-3194	3195-3199	3200-3204	3205-3209	3210-3214	3215-3219	3220-3224	3225-3229	3230-3234	3235-3239	3240-3244	3245-3249	3250-3254	3255-3259	3260-3264	3265-3269	3270-3274	3275-3279	3280-3284	3285-3289	3290-3294	3295-3299	3300-3304	3305-3309	3310-3314	3315-3319	3320-3324	3325-3329	3330-3334	3335-3339	3340-3344	3345-3349	3350-3354	3355-3359	3360-3364	3365-3369	3370-3374	3375-3379	3380-3384	3385-3389	3390-3394	3395-3399	3400-3404	3405-3409	3410-3414	3415-3419	3420-3424	3425-3429	3430-3434	3435-3439	3440-3444	3445-3449	3450-3454	3455-3459	3460-3464	3465-3469	3470-3474	3475-3479	3480-3484	3485-3489	3490-3494	3495-3499	3500-3504	3505-3509	3510-3514	3515-3519	3520-3524	3525-3529	3530-3534	3535-3539	3540-3544	3545-3549	3550-3554	3555-3559	3560-3564	3565-3569	3570-3574	3575-3579	3580-3584	3585-3589	3590-3594	3595-3599	3600-3604	3605-3609	3610-3614	3615-3619	3620-3624	3625-3629	3630-3634	3635-3639	3640-3644	3645-3649	3650-3654	3655-3659	3660-3664	3665-3669	3670-3674	3675-3679	3680-3684	3685-3689	3690-3694	3695-3699	3700-3704	3705-3709	3710-3714	3715-3719	3720-3724	3725-3729	3730-3734	3735-3739	3740-3744	3745-3749	3750-3754	3755-3759	3760-3764	3765-3769	3770-3774	3775-3779	3780-3784	3785-3789	3790-3794	3795-3799	3800-3804	3805-3809	3810-3814	3815-3819	3820-3824	3825-3829	3830-3834	3835-3839	3840-3844	3845-3849	3850-3854	3855-3859	3860-3864	3865-3869	3870-3874	3875-3879	3880-3884	3885-3889	3890-3894	3895-3899	3900-3904	3905-3909	3910-3914	3915-3919	3920-3924	3925-3929	3930-3934	3935-3939	3940-3944	3945-3949	3950-3954	3955-3959	3960-3964	3965-3969	3970-3974	3975-3979	3980-3984	3985-3989	3990-3994	3995-3999	4000-4004	4005-4009	4010-4014	4015-4019	4020-4024	4025-4029	4030-4034	4035-4039	4040-4044	4045-4049	4050-4054	4055-4059	4060-4064	4065-4069	4070-4074	4075-4079	4080-4084	4085-4089	4090-4094	4095-4099	4100-4104	4105-4109	4110-4114	4115-4119	4120-4124	4125-4129	4130-4134	4135-4139	4140-4144	4145-4149	4150-4154	4155-4159	4160-4164	4165-4169	4170-4174	4175-4179	4180-4184	4185-4189	4190-4194	4195-4199	4200-4204	4205-4209	4210-4214	4215-4219	4220-4224	4225-4229	4230-4234	4235-4239	4240-4244	4245-4249	4250-4254	4255-4259	4260-4264	4265-4269	4270-4274	4275-4279	4280-4284	4285-4289	4290-4294	4295-4299	4300-4304	4305-4309	4310-4314	4315-4319	4320-4324	4325-4329	4330-4334	4335-4339	4340-4344	4345-4349	4350-4354	4355-4359	4360-4364	4365-4369	4370-4374	4375-4379	4380-4384	4385-4389	4390-4394	4395-4399	4400-4404	4405-4409	4410-4414	4415-4419	4420-4424	4425-4429	4430-4434	4435-4439	4440-4444	4445-4449	4450-4454	4455-4459	4460-4464	4465-4469	4470-4474	4475-4479	4480-4484	4485-4489	4490-4494	4495-4499	4500-4504	4505-4509	4510-4514	4515-4519	4520-4524	4525-4529	4530-4534	4535-4539	4540-4544	4545-4549	4550-4554	4555-4559	4560-4564	4565-4569	4570-4574	4575-4579	4580-4584	4585-4589	4590-4594	4595-4599	4600-4604	4605-4609	4610-4614	4615-4619	4620-4624	4625-4629	4630-4634	4635-4639	4640-4644	4645-4649	4650-4654	4655-4659	4660-4664	4665-4669	4670-4674	4675-4679	4680-4684	4685-4689	4690-4694	4695-4699	4700-4704	4705-4709	4710-4714	4715-4719	4720-4724	4725-4729	4730-4734	4735-4739	4740-4744	4745-4749	4750-4754	4755-4759	4760-4764	4765-4769	4770-4774	4775-4779	4780-4784	4785-4789	4790-4794	4795-4799	4800-4804	4805-4809	4810-4814	4815-4819	4820-4824	4825-4829	4830-4834	4835-4839	4840-4844	4845-4849	4850-4854	4855-4859	4860-4864	4865-4869	4870-4874	4875-4879	4880-4884	4885-4889	4890-4894	4895-4899	4900-4904	4905-4909	4910-4914	4915-4919	4920-4924	4925-4929	4930-4934	4935-4939	4940-4944	4945-4949	4950-4954	4955-4959	4960-4964	4965-4969	4970-4974	4975-4979	4980-4984	4985-4989	4990-4994	4995-4999	5000-5004	5005-5009	5010-5014	5015-5019	5020-5024	5025-5029	5030-5034	5035-5039	5040-5044	5045-5049	5050-5054	5055-5059	5060-5064	5065-5069	5070-5074	5075-5079	5080-5084	5085-5089	5090-5094	5095-5099	5100-5104	5105-5109	5110-5114	5115-5119	5120-5124	5125-5129	5130-5134	5135-5139	5140-5144	5145-5149	5150-5154	5155-5159	5160-5164	5165-5169	5170-5174	5175-5179	5180-5184	5185-5189	5190-5194	5195-5199	5200-5204	5205-5209	5210-5214	5215-5219	5220-5224	5225-5229	5230-5234	5235-5239	5240-5244	5245-5249	5250-5254	5255-5259	5260-5264	5265-5269	5270-5274	5275-5279	5280-5284	5285-5289	5290-5294	5295-5299	5300-5304	5305-5309	5310-5314	5315-5319	5320-5324	5325-5329	5330-5334	5335-5339	5340-5344	5345-5349	5350-5354	5355-5359	5360-5364	5365-5369	5370-5374	5375-5379	5380-5384	5385-5389	5390-5394	5395-5399	5400-5404	5405-5409	5410-5414	5415-5419	5420-5424	5425-5429	5430-5434	5435-5439	5440-5444	5445-5449	5450-5454	5455-5459	5460-5464	5465-5469	5470-5474	5475-5479	5480-5484	5485-5489	5490-5494	5495-5499	5500-5504	5505-5509	5510-5514	5515-5519	5520-5524	5525-5529	5530-5534	5535-5539	5540-5544	5545-5549	5550-5554	5555-5559	5560-5564	5565-5569	5570-5574	5575-5579	5580-5584	5585-5589	5590-5594	5595-5599	5600-5604	5605-5609	5610-5614	5615-5619	5620-5624	5625-5629	5630-5634	5635-5639	5640-5644	5645-5649	5650-5654	5655-5659	5660-5664	5665-5669	5670-5674	5675-5679	5680-5684	5685-5689	5690-5694	5695-5699	5700-5704	5705-5709	5710-5714	5715-5719	5720-5724	5725-5729	5730-5734	5735-5739	5740-5744	5745-5749	5750-5754	5755-5759	5760-5764	5765-5769	5770-5774	5775-5779	5780-5784	5785-5789	5790-5794	5795-5799	5800-5804	5805-5809	5810-5814	5815-5819	5820-5824	5825-5829	5830-5834	5835-5839	5840-5844	5845-5849	5850-5854	5855-5859	5860-5864	5865-5869	5870-5874	5875-5879	5880-5884	5885-5889	5890-5894	5895-5899	5900-5904	5905-5909	5910-5914	5915-5919	5920-5924	5925-5929	5930-5934	5935-5939	5940-5944	5945-5949	5950-5954	5955-5959	5960-5964	5965-5969	5970-5974	5975-5979	5980-5984	5985-5989	5990-5994	5995-5999	6000-6004	6005-6009	6010-6014	6015-6019	6020-6024	6025-6029	6030-6034	6035-6039	6040-6044	6045-6049	6050-6054	6055-6059	6060-6064	6065-6069	6070-6074	6075-6079	6080-6084	6085-6089	6090-6094	6095-6099	6100-6104	6105-6109	6110-6114	6115-6119	6120-6124	6125-6129	6130-6134	6135-6139	6140-6144	6145-6149	6150-6154	6155-6159	6160-6164	6165-6169	6170-6174	6175-6179	6180-6184	6185-6189	6190-6194	6195-6199	6200-6204	6205-6209	6210-6214	6215-6219	6220-6224	6225-6229	6230-6234	6235-6239	6240-6244	6245-6249	6250-6254	6255-6259	6260-6264	6265-6269	6270-6274	6275-6279	6280-6284	6285-6289	6290-6294	6295-6299	6300-6304	6305-6309	6310-6314	6315-6319	6320-6324
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