VICTORVILLE

California

LONG RANGE PROPERTY MANAGEMENT PLAN

SUCCESSOR AGENCY
TO THE FORMER
VICTORVILLE REDEVELOPMENT AGENCY

18374 Phantom Street
Victorville, CA 92394

INVENTORY OF PROPERTIES

3106-201-13
Signature Project Area
3106-201-15
Midtown Drive
Civic Drive
Hook Boulevard
I-15
Freeway
MAP #1
Google earth
1994
Imagery Date: 3/21/2013 34°31'25.04" N 117°19'23.41" W elev 2929 ft eye alt 5768 ft

Victorville Successor Agency

Signature at Valley Center Site

PARCEL INFORMATION

Listed below are remnant parcels from the Signature at Valley Center Site:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3106-201-15	1.82 Acres	Vacant Land	1/3/2007	$1,385,000*
N/A	3106-201-13	2.05 Acres	Vacant Land		

*Value at acquisition was the purchase price for 4.24 acres. A portion of that acreage went to ingress/egress access for the Signature Project.

Purpose of Acquisition: Ingress/Egress access to future development (Signature at Valley Center) to be constructed by Southern California Housing Development Corporation.

Current Zoning: C-A (Administrative Professional Offices District)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $490,560 to $814,228 based on 168,577 square feet at $2.91 to $4.83 p/s/f per Broker's Opinion of Value dated November 20, 2013 by the Bradco Companies (Exhibit "A")

Proposed Sale Value: To be determined based on Successor Agency's appraisal.

Proposed Sale Date: The property will be listed for sale within 120-days of the Long Range Property Management Plan approval.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

APN	Brownfield Status	Studies Conducted	Remediation Efforts
3106-201-15	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on these subject properties.	Phase I: Environmental Site Assessment	Several debris piles were cleaned up and properly disposed.
3106-201-13		Phase I: Environmental Site Assessment	Several debris piles were cleaned up and properly disposed.

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

On March 21, 2006, the Victorville Redevelopment Agency (RDA) was authorized by the RDA Board of Directors to enter into a Memorandum of Understanding (MOU) with Southern California Housing Development Corporation to pursue Phase II of its Impressions Community Project, which proposed to add approx. 150 multifamily units to their Impressions I site (Exhibit "B"). During Southern California Housing Development Corporation's initial site planning, it was determined that access to the project site was best served along Civic Drive, traversing through Parcel 8 of Parcel Map No. 13880, which "fronts" and runs adjacent to the entire length of the project site. Parcel 8 needed to be purchased because the project site was "landlocked" and couldn't be developed unless a permanent means of ingress and egress was secured for the project.

The former RDA acquired Parcel 8 (4.24 acres for $1,385,000 or $7.50 per square feet) in an effort to assist with the development and revitalization of the Hook Boulevard subarea of the Bear Valley Road Redevelopment Project Area/Signature at Valley Center site on January 3, 2007 as demonstrated on the attached grant deed (Exhibit "C"). The subject parcels are remainder pieces from the real property known as Parcel 8 of Parcel Map No. 13880 (APN 395-311-18), please refer to Exhibit "D".

On April 4, 2009 a portion of this commercial property was sold to Southern California Housing Development Corporation (± 0.37 acres for $119,152.50 or $7.60 per square feet) to mitigate ingress/egress issues relative to the multifamily project and was later combined with Parcel 7, currently known as APN 3106-201-11 (Exhibit "E"). The remaining parcels APN 3106-201-15 and 3106-201-13 (remainder pieces of Parcel 8) are available for sale.

In December 2007, the RDA entered into an Option to Purchase Agreement (Option Agreement) with Kosmont Stevens Development, LLC, to purchase the remaining commercial properties for the ultimate development of office, restaurant, and retail uses (Exhibit "F"). Due to the downturn in the economy, the Option Agreement was extended on January 19, 2010 (Exhibit "G"). However, due to the RDA dissolution, the Option Agreement was ultimately terminated on October 4, 2011 (Exhibit "H").

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

The subject property is located in a commercial zone that potentially can be used to facilitate transit objectives, such as bus stops to serve the multi-family residents and commercial development. In addition, the retail and office uses will provide walking-distance services to the nearby residents.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The Successor Agency plans to sell the property for further commercial development which follows the real property disposition and development section in the Redevelopment Plan for the Bear Valley Road Redevelopment Project Area. In the Plan under *Section 324: General* it states, "All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan." In addition, under the *Uses Permitted in the Project Area Section 403: Commercial* it states, "The areas illustrated on the Map as Commercial shall be developed and used for general commercial use, including but not limited to retail sales and services, offices, restaurants and convenience food establishments, motels, financial institutions, automotive and related sales and service, entertainment and related uses" (Exhibit "I").

Furthermore, one of the goals outlined in the most recent Five-Year Implementation Plan (FY 09/10 through FY 13/14) for the Bear Valley Road Redevelopment Area is to promote compatible development, "to encourage the development of residential, commercial, and industrial environments which positively relate to adjacent land uses, upgrade and stabilize existing uses, and preserve artistically, architecturally, and historically worthwhile structures and sites" (Exhibit "J").

Thus, the sale of subject property follows the planning objective of the Successor Agency as demonstrated in these plans.

USE OR DISPOSITION OF PROPERTY

Property Option Selected: The sale of the property

The Successor Agency proposes to offer the property for sale on the open market to be sold to a third party for development. The proceeds (net of any expenses related to the sale) from the sale of the property will be used to pay for any enforceable obligations of the former RDA.

The sale of the property will be based on an appraisal at then-fair market value. The specific sales terms and documents will be taken to the Oversight Board for final approval.

Honda Dealership
Mitsubishi Dealership
Nissan Dealership
Kia Dealership
3106-262-09
Toyota Dealership
Victorville Motors
3106-261-34
Valley Center Drive
I-15 Freeway
Greiner Dealership
Costco
Google earth
1994
Imagery Date: 3/21/2013 34°31'00.19" N 117°19'11.14" W elev 2947 ft eye alt 4759 ft

MAP #2

Victorville Successor Agency

Auto Mall Signs Property

PARCEL INFORMATION

Listed below are properties used for Auto Mall Signs:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3106-262-09	0.0160 Acres	Land w/ Structure	5/20/1999	$6.00 p/s/f or $4,200
N/A	3106-261-34	0.014 Acres	Land w/ Structure	7/08/2002	$3.30 p/s/f or $2,070

*$738,959 for Construction cost of sign related improvements in 2006

Purpose of Acquisition: Auto Mall development/Freeway Signage

Current Zoning: C-2 (General Commercial)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: Land $6,635 based on 1,327 square feet at $5.00 p/s/f per Broker's Opinion of Value dated November 20, 2013 by the Bradco Companies (Exhibit "F")
Sign improvements fully depreciated as of 6/30/15

Proposed Sale Value: To be determined based on Successor Agency's appraisal

Proposed Sale Date: Within 120 days upon approval of LRPMP by DOF

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: $15,000/month gross advertising revenue from both signs.

Contractual Requirements for Use of Income/Revenue: Advertising revenue (less sign operating expenses) are paid to the Auto Park at Valley Center Association per Agreement dated January 1, 2011. Net revenue to the Agency is zero

HISTORY OF ENVIRONMENTAL CONTAMINATON

APN	Brownfield Status	Studies Conducted	Remediation Efforts
3106-262-09	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject properties	None Known	N/A
3106-261-34		Phase I conducted March 7, 1996 by CHJ, Inc. for Rogersdale (prior property owner)	No evidence of contamination found

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

In 1999, the RDA sold property to Valley Hi Toyota that was remaining from its Hook/Roy Rogers interchange project. In the 1999 Disposition and Development Agreement that conveyed the property to Valley Hi, the construction of an electronic reader board freeway sign was mandated. The sign was constructed on APN 3106-262-09 (previously numbered 0395-363-25), located adjacent to the dealership, on the east side of I-15. The parcel was to remain owned by the RDA, and was granted via the recording of a new parcel map for the Valley Hi project. APN 3106-261-34 (previously numbered 0395-361-35) was also retained by the RDA via the recording of a new parcel map which subdivided property it had acquired on the west side of the freeway for sale to new auto dealerships.

In 2006, the RDA undertook a retrofit project of the sign on the east side of the I-15, along with the construction of a second sign on the west side of I-15 which would serve as advertising for the new auto dealerships that had recently been built. The total cost for the construction of both signs and related improvements was $738,959. The former RDA applied for and received Caltrans permits for both signs under Business & Professions Code Section 5273, which was specifically for signs advertising businesses within an RDA project area (Exhibit "A"). In August 2007. the RDA Board approved an Advertising Policy and Advertising Rates relative to the signs (Exhibit "B"). At the same time, the RDA Board approved the formation of the Auto Park at Valley Center Association, a separate legal entity of which the RDA was a member. The goal of the Association is to promote recognition of the Auto Park at Valley Center, the auto dealers within the Auto Park, and to reduce auto sales leakage to out-of-the-area dealerships. The Association Agreement (Exhibit "C"), as amended, obligated the RDA's net advertising revenues from the signs to the Association (ROPS Item #10, Other Income).

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

Because both parcels are specifically used for the signs, no potential for transit-oriented development exists.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY.

The proposed sale of the sign properties is consistent with the planning objectives of the Successor Agency as demonstrated in the Bear Valley Road Five Year Implementation Plan. Specifically, the goals to "Encourage Stakeholder Participation" and "Develop Distinct Commercial Districts" would be met with such a transfer (Exhibit "D").

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The sale of the property</u>

The Successor Agency proposes to sell the two sign properties. The proceeds (net of any expenses related to the sale) from the sale of the property will be used to pay for any enforceable obligations of the former RDA.

The sale of the property will be based on an appraisal of the land at then-fair market value. The sign-related improvements built in 2006 have been depreciated annually in RDA/Successor Agency's financial records. As of June 30, 2015, the useful life of the sign improvements had been reached, and the improvements' value equals zero (Exhibit "G"), so the Agency is proposing the sign properties be sold at an appraised value. The specific sales terms and documents will be taken to the Oversight Board for final approval.

The Successor Agency proposes to sell the sign properties because such sale is consistent with the Redevelopment Plan Goals. The Auto Park at Valley Center is a significant, distinct commercial district as described in the Redevelopment Plan's 5 Year Implementation Plan Goals. It is the only auto mall in the High Desert. The importance of these types of signs located within a redevelopment project area was recently demonstrated by the passage of Senate Bill 684, which was signed into law by the Governor on October 4, 2013 (Exhibit "E").

SB 684 provides that advertising displays for businesses and activities within the boundary limits of an individual project area, may remain and be considered an on-premises display until January 1, 2013.

SB 684 specifically amends Business and Professions Code 5273 to read:

(a) Notwithstanding the dissolution of a state redevelopment agency, and subject to subdivision (b), for purposes of this chapter, an advertising display advertising the businesses and activities developed within the boundary limits of, and as a part of, an individual redevelopment agency project, as those boundaries existed on December 29, 2011, may continue to exist and be considered an on-premises display, as defined in Section 5490, if the advertising display meets all of the following conditions:

(1) The advertising display is located within the boundary limits of the project.

(2) The advertising display was constructed on or before January 1, 2012.

(3) The advertising display does not cause the reduction of federal aid highway funds provided pursuant to Section 131 of Title 23 of the United States Code…

(b) An advertising display described in subdivision (a) may remain until January 1, 2023, after which date the display shall be removed, unless it otherwise qualifies as a lawful advertising display pursuant to this chapter, without the payment of any compensation to the owner or operator. ...

(c) The applicable city, county, or city and county shall be responsible for ensuring that an advertising display is consistent with this section and provides a public benefit….

It would appear this new law would allow the City to retain the operating powers once bestowed upon the RDA under B&P Code 5273. The City of Victorville is likely to be the most qualified buyer of the sign properties under SB 684, while any other private entity may not be able to retain the Caltrans permit to operate the sign.

I-15
Freeway
S. Culver Road
3106-261-19
Hook Boulevard
Portion of the
Desert Plaza Area
Roy Rogers Drive
MAP #3
Google earth
1994
Imagery Date: 3/21/2013 34°31'16.63" N 117°19'11.75" W elev 2946 ft eye alt 4088 ft

Victorville Successor Agency

Hook/Roy Rogers Interchange Property

PARCEL INFORMATION

Listed below is the remainder parcel from the Hook/Roy Rogers Interchange Project:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3106-261-19 (was 0395-361-13)	0.35 Acres	Vacant Land	11/05/1991	$5,068

Purpose of Acquisition: Hook/Roy Rogers Interchange Project

Current Zoning: C-2 (General Commercial)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $76,230 based on 15,246 square feet at $5.00 p/s/f per Broker's Opinion of Value dated November 20, 2013 by the Bradco Companies (Exhibit "A")

Proposed Sale Value: To be determined based on Successor Agency's appraisal

Proposed Sale Date: Within 180 days of LRPMP approval

Past Appraisal History $45,000 Broker Opinion of Value by Spencer Lewis & Associates dated January 10, 2011.

$1,500 to $2,272 Broker Opinion of Value by Coldwell Banker Commercial dated March 4, 2011

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

Brownfield Status	Studies Conducted	Remediation Efforts
Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject property.	None known	N/A

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

Although the records from the former Victorville Redevelopment Agency's (RDA) original acquisition of the property cannot be found, based on the location of the parcel, it has been previously determined this parcel is a remnant piece from a large property acquisition of the former RDA in connection with the construction of the Hook/Roy Rogers/Goodwill Freeway Interchange in the early 1990s. The acquisition price is unknown. The parcel was formerly numbered APN 0395-361-13 and is now known as APN 3106-261-19 (Exhibit "B")

In 2005, when the RDA was in discussions with Civic Rogers, LLC for the development of its four-phased commercial development at the intersection of Civic Drive and Roy Rogers, the developer expressed interest in an off-site freeway sign. Once a sign-flagging was completed, it was determined one of the best sites to construct the sign was on this remnant parcel owned by the RDA. Civic Rogers, LLC expressed interest in purchasing the property from the RDA at such a time as the development reached its completion. The developer completed Phase I of its project, and partially completed two other phases before the downturn in the economy.

Even with the final phase of the project on hold, the developer continued to express an interest in purchasing the site from the Successor Agency (Exhibit "C"). Although the municipal code did not allow for free-standing offsite signage, the developer, through its sign company Ultrasigns Inc., applied for a Conditional Use Permit and worked with City staff to have an Municipal Code Amendment approved by the City Council to allow for the 65' sign. As the property owner, the RDA had to consent to the application (Exhibit "D"). Given the continued interest expressed by the developer to purchase the property, the RDA supported the application and fully intended to move forward with a sale, as demonstrated on the last page of the Conditions of Approval approved by the Planning Commission (Exhibit "E").

The developer provided a Broker's Opinion of Value completed in January 2011 for the site in which a value of $45,000 was established and another dated March 4, 2011 with a value of $ $1,500 to $2,272.50 (Exhibit "F"). While RDA staff was reviewing the opinions of value, the RDA dissolution bill was signed, so the sale could not move forward. The developer has contacted Successor Agency staff throughout 2012 and 2013 to find out when the sale can move forward. The developer has indicated their major tenant has made the sign a required aspect of their transaction.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

The subject property is a remnant/unused parcel from the Hook/Roy Rogers Interchange project and due to its size and location, no potential for transit-oriented development exists.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

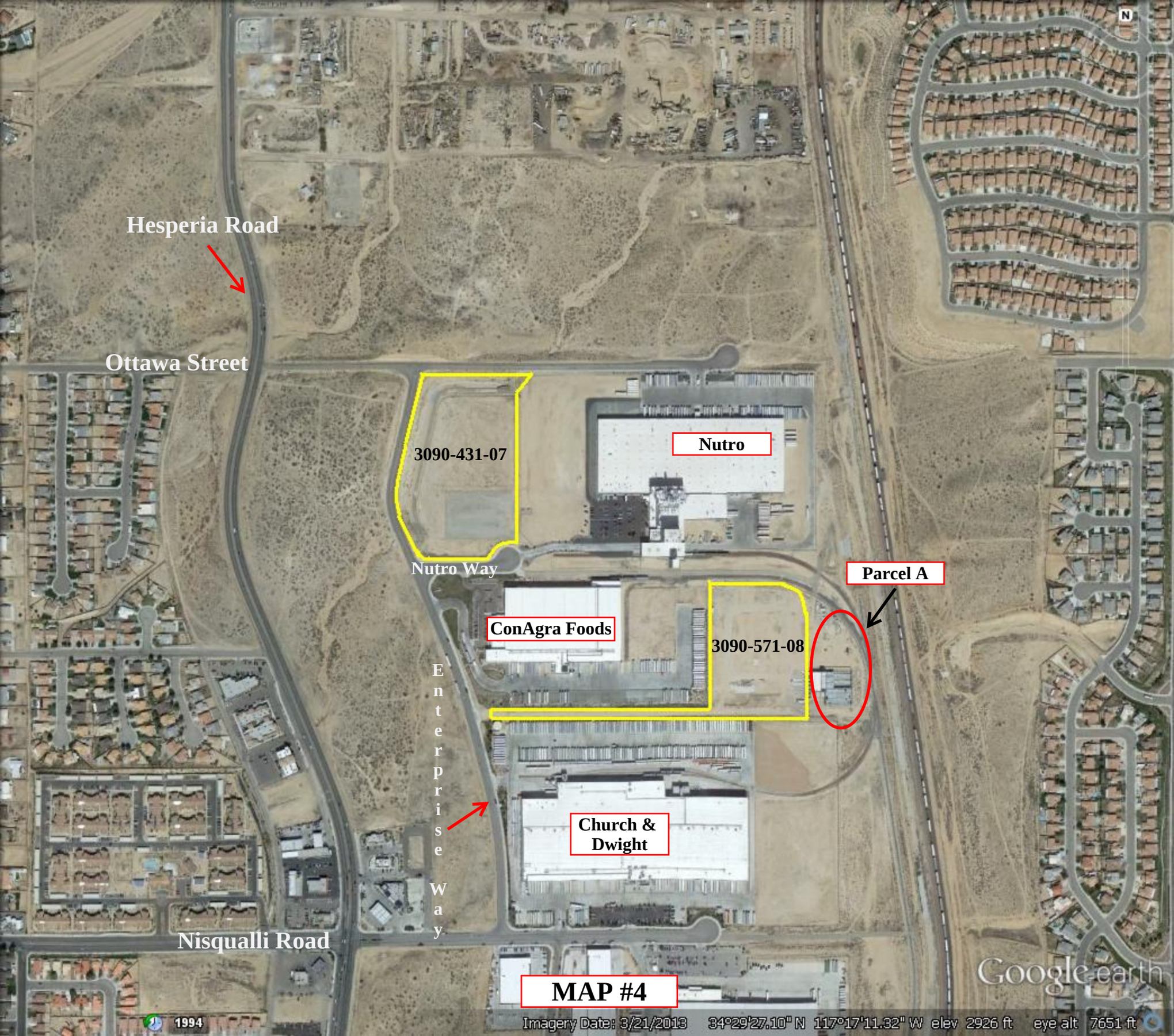
The Successor Agency's planning objectives will be met with the proposed sale of the property to Civic Rogers, LLC for the intended use of constructing a freeway sign. The anchor tenants of the Desert Plazas commercial development have made numerous requests to Civic Rogers to obtain the freeway signage as a key component to the success of their investment in the retail plaza. The planning objectives are consistent with the Redevelopment Plan Goals outlined in the most current Five-Year Implementation Plan for the Bear Valley Road Redevelopment Project Area. More specifically, the goals to "Encourage Private Sector Investment," "Develop Distinct Commercial Districts," and "Create and Attractive Retail Environment" will be met with the disposition proposed (Exhibit "G").

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The sale of the property</u>

The Successor Agency proposes to sell the property. The recommendation from Successor Agency staff is to offer the Right of First Refusal for a purchase agreement to Civic Rogers, LLC. The written record clearly demonstrates the intent of the former RDA to sell the property to the developer in support of its Desert Plazas sign project. The sales price would be established based on the fair market value from an appraisal to be coordinated and conducted on behalf of the Successor Agency. The opinions of value on this property differ greatly, so the parameters of the appraisal should be very specific to the highest and best use of the property to obtain the most accurate pricing for the sale.

If Civic Rogers, LLC does not wish to purchase the property at such appraised value, the property would then be listed on the open market for sale. The specific sale terms and documents will be taken to the Oversight Board for final approval. The proceeds (net of any expenses related to the sale) from the sale of the property will be used to fulfill enforceable obligations.


Hesperia Road
Ottawa Street
3090-431-07
Nutro
Nutro Way
Parcel A
ConAgra Foods
3090-571-08
Enterprise Way
Church & Dwight
Nisqualli Road
MAP #4
Google earth
1994
Imagery Date: 3/21/2013 34°29'27.10" N 117°17'11.32" W elev 2926 ft eye alt 7651 ft

Victorville Successor Agency

Foxborough Property

PARCEL INFORMATION

Listed below are the Foxborough properties:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3090-431-07	10.29 Acres (gross)	Vacant Land	6/13/2003	$1.35 p/s/f
N/A	3090-571-08	7.85 Acres (gross)			

*Acquisition for 77 acres, later subdivided. APNs 3090-431-07 & 3090-571-08 are remaining parcels

Purpose of Acquisition: Industrial Development in the Foxborough Industrial Park

Current Zoning: M-2 (Heavy Industrial District)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

	APN 3090-431-07	APN 3090-571-08
Estimated Current Value:	$652,528 ($2.00 p/s/f) to $734,094 ($2.25 p/s/f) based on Broker's Opinion of Value dated November 20, 2013 by The Bradco Companies (Exhibit "A")	$217,800 ($1.00 p/s/f) based on the Median price per acre from Costar sales comparables dated June 5, 2015 (Exhibit "I")
Proposed Sale Value:	To be determined based on Successor Agency's appraisal	To be determined based on Successor Agency's appraisal
Proposed Sale Date:	The property will be listed for sale within 120-days of the Long Range Property Management Plan approval.	The property will be listed for sale within 120-days of the Long Range Property Management Plan approval.
Past Appraisal History:	May 11, 2006 Appraisal by Integra Realty Resources - $980,000 or $3.00 p/s/f based on 326,168 sq. ft. or 7.49 usable acres	None Known

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

APN	Brownfield Status	Studies Conducted	Remediation Efforts
3090-431-07	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject properties.	Phase I completed on May 27, 2003 by LFR Levine-Fricke	No Contamination Found
3090-571-08			

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

On June 13, 2003, the RDA purchased approximately 77 acres of property (APNs 3090-431-06 and 3090-571-02) for $4,528,062 located in the Foxborough Industrial Park (Exhibit "A-1"). The purpose of the acquisition was to further facilitate industrial development within the Bear Valley Road Redevelopment Project Area. RDA staff had been in negotiations with two end-users, later identified as Nutro Products, Inc. and ConAgra Foods, and wanted to purchase the property to encourage the location of those companies to the project area.

After the acquisition, the RDA subdivided the property into five separate parcels with the recording of Parcel Map No. 16201 (Exhibit "B"). Parcel A of Parcel Map 16201 was granted to the City of Victorville for its municipal utility project via the parcel map recording on April 21, 2004. On April 30, 2004, Parcel 1 was sold for the ConAgra Foods project. Then, on January 6, 2005, Parcel 3 was sold for the Nutro dog food manufacturing plant. To facilitate the transactions, the RDA caused the installation of public improvements to benefit the properties, including street, channel, storm drain, sewer and water improvements and rough grading.

Parcels 2 and 4 of the original 77 acres remained owned by the former RDA. On August 1, 2006, the RDA entered into an Option Agreement with Voit Development Company, LLC, for both properties (Exhibit "C"). Voit had 18 months in which it could exercise its option to purchase the properties from the RDA. The sales price proposed in the Option Agreement was $3.00 per square foot for each parcel, based on net usable acreage (7.49 acres for Parcel 2 and 5.00 acres for Parcel 4). Due to the downturn in the economy, Voit did not exercise its option to purchase the property, so the agreement was terminated on May 12, 2008 (Exhibit "D")

Parcel 2 (APN 3090-431-07) presents challenges to develop because it is significantly below grade level. Additionally, although the gross acreage for the parcel is 10.29 acres, the net usable acreage is actually 7.49 acres due to the construction of a concrete lined, trapezoidal storm water channel on the property (Exhibit "E").

Parcel 4 (APN 3090-571-08) is adjacent to Parcel A of Parcel Map 16201, the parcel dedicated to the City in 2004. Parcel A contains a number of above and below ground improvements that were constructed to further the City's Municipal Utility Services (see Exhibit H, Sheet 1 of 2, attached). Among those improvements, several above and below ground improvements were constructed across the Parcel 4 (see Exhibit H, Sheet 2 of 2, attached). Though a Lot Line Adjustment should have been recorded back when the improvements were constructed, it was never completed. Accordingly, a Lot Line Adjustment must be recorded, conveying approximately 54,233 sq. ft (1.25 acres) to the City for governmental purpose and as a function of the Parcel 4 disposition. Absent such a lot line adjustment, the site will be rendered to include physical improvements that are very costly to remove. Finally, a sale of the subject site must include a grant of easement for access, drainage and utility purposes along that portion of property that currently functions for said purpose, (see Exhibit G, Sheet 1 of 1). The lot line adjustment will formally grant the property that is being utilized by the City's Municipal Utility Services to satisfy its electrical interconnection and serving existing customers.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

For APN 3090-431-07, and 3090-571-08 the potential for transit-oriented development is low as the sale of the property on the open market will most likely result in the construction of an industrial facility.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The proposed disposition and sale of APN 3090-431-07 and 3090-571-08 on the open market, advances the planning objectives of the Successor Agency. It meets the following goals from the Bear Valley Five Year Implementation Plan: "Assemble and Reparcel Property," "Expand Resources for Land Development," and "Expand Economic Base and Employment Opportunities" (Exhibit "F").

USE OR DISPOSITION OF PROPERTY

APN 3090-431-07

Property Option Selected: <u>The sale of the property</u>

For APN 3090-431-07, the Successor Agency proposes to offer the property for sale on the open market to be sold to a third party for development. The proceeds (net of any expenses related to the sale) from the sale of the property will be used to pay for any enforceable obligations of the former RDA. The sale of the property will be based on an appraisal at then-fair market value. The specific sales terms and documents will be taken to the Oversight Board for final approval.

APN 3090-571-08

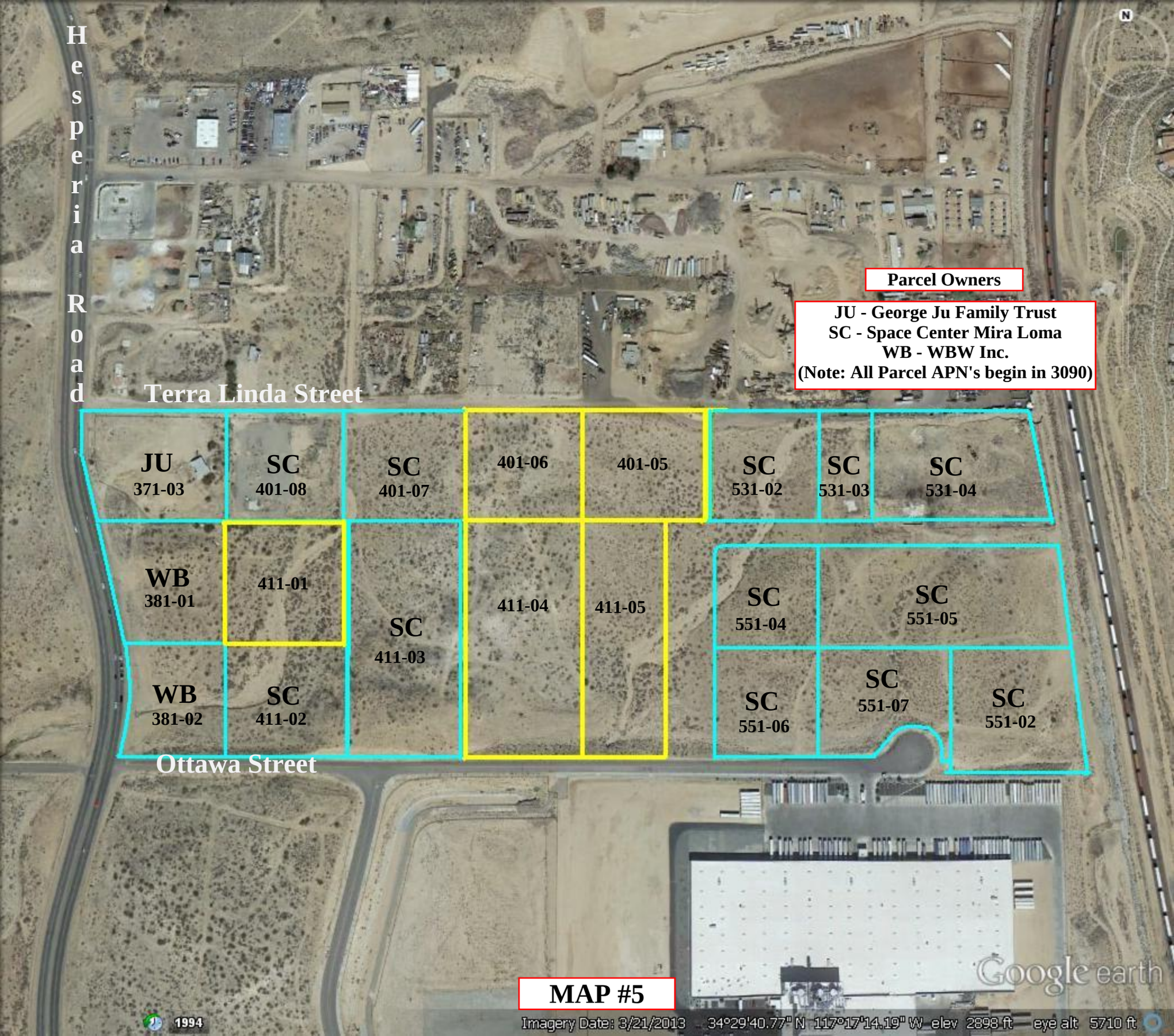
Property Options Selected:

<u>(1) Transfer 1.25 acres to the City of Victorville for governmental purposes via Lot Line Adjustment</u>

(2) <u>The sale of the property for the remaining 6.6 acres</u>

For APN 3090-571-08, the Successor Agency proposes to offer the property for sale on the open market to be sold to a third party for development; however, such sale shall be net of the 1.25 acres required to accommodate the Lot Line Adjustment to adjacent City parcel APN 3090-571-11 and grant of easement for public access, utilities and drainage purposes.

The proceeds (net of any expenses related to the sale) from the sale of the properties will be used to pay for any enforceable obligations of the former RDA. The sale of the property will be based on an appraisal at then-fair market value. The specific sales terms and documents will be taken to the Oversight Board for final approval.


Hesperia Road
Terra Linda Street
Ottawa Street
Parcel Owners
JU - George Ju Family Trust
SC - Space Center Mira Loma
WB - WBW Inc.
(Note: All Parcel APN's begin in 3090)
JU 371-03
SC 401-08
SC 401-07
401-06
401-05
SC 531-02
SC 531-03
SC 531-04
WB 381-01
411-01
SC 411-03
411-04
411-05
SC 551-04
SC 551-05
WB 381-02
SC 411-02
SC 551-06
SC 551-07
SC 551-02
Google earth
1994
Imagery Date: 3/21/2013 34°29'40.77" N 117°17'14.19" W elev 2898 ft eye alt 5710 ft

MAP #5

Victorville Successor Agency

Foxborough North Property

PARCEL INFORMATION

Listed below are parcels within the Foxborough North Property area:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3090-401-05	2.5 Acres	Vacant Land	1/3/2007	$1,520,000 ($2.50 p/s/f)
N/A	3090-401-06	2.5 Acres	Vacant Land		
N/A	3090-411-04	4.76 Acres	Vacant Land		
N/A	3090-411-05	4.19 Acres	Vacant Land		
N/A	3090-411-01	2.54 Acres	Vacant Land	1/16/2007	$69,758
	Total Acres	**16.49 Acres or 718,304.4 sq. ft.**			

Purpose of Acquisition: Land assembly for development of industrial space

Current Zoning: M-2 (Heavy Industrial District)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $179,576 ($.25 p/s/f) to $251,407 ($.35 p/s/f) based on Broker's Opinion of value dated November 20, 2013 by The Bradco Companies (Exhibit "A").

Proposed Sale Value: To be determined based on Successor Agency's appraisal.

Proposed Sale Date: Within 180 days of LRPMP approval.

Past Appraisal History May 11, 2006 Appraisal by Integra Realty Resources - $1,520, 000 for APNs 3090-401-05,06 & 411-04,05; APN 3090-411-01 was $2.50 p/s/f.

Appraisal updated June 25, 2007 for APNs 3090-401-05,06 & 411-04,05 with same value as May 11, 2006 report.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

APN	Brownfield Status	Studies Conducted	Remediation Efforts
3090-401-05	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject property.	Phase I on 12/15/05	No evidence of dumping or significant waste disposal on site was found. No evidence of underground storage tanks, etc.
3090-401-06			
3090-411-04			
3090-411-05			
3090-411-01		Phase I on 5/10/06	Moderate to significant soil staining found adjacent northern parcel — not on RDA parcel

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

On May 16, 2006 the RDA entered into an Memorandum of Understanding (MOU) with Space Center Mira Loma, Inc., for the purpose of facilitating a land assembly within the Foxborough Industrial Park located in the Bear Valley Redevelopment Project Area for the ultimate build-out of additional industrial space (Exhibit "B"). To effectuate the MOU, the RDA participated in two real estate transactions:

1) On July 7, 2006, the RDA entered into a land swap agreement with WBW Inc. (Exhibit "C"). In this transaction, the RDA transferred APN 3090-381-02 to WBW, Inc. and was granted APN 3090-411-01 which was key to the Space Center land assembly. The land swap was completed on January 16, 2007 (Exhibit "D"). In Section 3.11(d) of the land swap agreement, the RDA agreed to certain concessions regarding offsite improvements and site preparation. Such items have yet to be completed by the RDA as they will be required when the Space Center project moves forward.

2) On November 7, 2006, the RDA entered into a purchase and sale agreement with the Victor Valley Transit Authority (VVTA) for the purchase of approximately 13.95 acres (APN 3090-401-05,06; 3090-411-04 and 05) for $1,520,000 (Exhibit "E"). The purchase was completed on January 3, 2007 (Exhibit "F").

With the RDA transactions complete, the RDA and Space Center Mira Loma, Inc., began drafting a Disposition and Development Agreement (DDA) in 2007 and throughout 2008 to move forward with the sale of the properties to Space Center. Space Center worked with City staff to have a portion of unincorporated San Bernardino County north of the site annexed to the City of Victorville. The developer also received site plan approval in November 2007 for a 1 million square foot distribution center (Exhibit "G"). However, given the poor state of the economy, the DDA discussions and timelines were challenging to complete given the unknown time frame in which the economy would rebound, which was necessary to substantiate the construction of such industrial space. Such discussions and drafts of the DDA included the purchase terms for the properties, a provision wherein Space Center would assume the obligations of the RDA under the WBW Inc. land swap agreement, and provided for a reimbursement to the development for the construction of public improvements, including street, drainage, rail, and utilities. Due to the national recession, the finalization of the DDA had not occurred prior to the passage of the RDA dissolution law on June 29, 2012.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

As this property is located in a primarily industrial area, the potential for transit-oriented development is low.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The Successor Agency proposed to negotiate a sale of the properties to Space Center Mira Loma, Inc., for the completion of their project. Such a sale advances several planning objectives of the Successor Agency as demonstrated in the most current Five-year Implementation Plan for the Bear Valley Road Redevelopment Project Area. Specifically, the goals to "Assemble and Reparcel Property" "Expand Resources for Land Development" "Encourage Private Sector Investment" and "Expand Economic Base and Employment Opportunities" will be met (Exhibit "H").

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The sale of the property</u>

The Successor Agency proposes to sell the property. The recommendation from Successor Agency staff is to offer the Right of First Refusal for a purchase agreement to Space Center Mira Loma, Inc. The written record clearly demonstrates the intent of the former RDA to sell the property to the developer in support of its 1 million square foot warehouse/manufacturing facility. The developer has invested significant time and money in the preliminary planning of the project, so the Right of First Refusal would demonstrate good faith efforts to complete the former RDA's plans. The sales price would be established based on the fair market value from an appraisal to be coordinated and conducted on behalf of the Successor Agency. A proposed deal point for the sale would be to have Space Center Mira Loma, Inc. agree to assume the obligations of the former RDA outlined in the WBW Land Swap Agreement. Because these improvements are outstanding obligations of the former RDA, the assumption by Space Center would be aligned with the RDA dissolution process. The specific sales terms and documents will be taken to the Oversight Board for final approval.

If Space Center Mira Loma, Inc. does not wish to purchase the property at such appraised value, the property would then be listed on the open market for sale. The proceeds (net of any expenses associated with the sale) from the sale of the property will be used to fulfill enforceable obligations.

Hook Boulevard
Roy Rogers Drive
I-15
Freeway
Home Depot
Valley Park Lane
3106-261-13
3106-261-12
Valley Center Drive
Car Dealerships
Car Dealerships
Civic Drive
Costco
Seneca Road
MAP #6
Google earth
1994
Imagery Date: 3/21/2013 34°31'04.96" N 117°19'17.64" W elev 2945 ft eye alt 6693 ft

Victorville Successor Agency

Auto Mall Property

PARCEL INFORMATION

Listed below are properties pertaining to the Auto Park at Valley Center:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3106-261-12	2.48 Acres	Vacant Land	11/22/2006	$1,500,000
N/A	3106-261-13	2.47 Acres	Vacant Land	11/22/2006	$1,075,932

Purpose of Acquisition: Auto Park Expansion

Current Zoning: C-2 (General Commercial)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $1,087,000 to $1,359,000 or $5.04 to $6.30 p/s/f based upon September 8, 2011 appraisal from Integra Realty Resources

Proposed Sale Value: To be determined based upon Successor Agency's appraisal.

Proposed Sale Date: Within 180 days of LRPMP approval.

Past Appraisal History $1,359,000 or $6.30 p/s/f from Sept. 8, 2011 appraisal - Integra Realty Resources

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

APN	Brownfield Status	Studies Conducted	Remediation Efforts
3106-261-12	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject properties	None Known	N/A
3106-261-13			

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

The former RDA acquired the subject properties, APN 3106-261-12 (previously 0395-361-41) and APN 3106-261-13 (previously 0395-361-42) on November 22, 2006 for a possible Auto Park expansion. APN 0395-361-41 was purchased for $1,500,000 for approximately 2.48 gross acres, and APN 0395-361-42 was purchased for $1,075,932 for approximately 2.47 gross acres (Exhibit "A"). With the downturn in the economy, no auto user was found for the properties.

An appraisal of the properties was completed on September 8, 2011 (Exhibit "B") due to a proposed land swap that never came to fruition. In the appraisal, the property was valued both as restricted for auto-users and for general commercial purposes.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

Given the close proximity to both residential and commercial areas, the potential for transit-oriented development for these properties is likely.

ADVANCEMENT OF PLANNING OJECTIVES OF THE SUCCESSOR AGENCY

The Successor Agency planning objectives for these subject properties would be advanced by the proposed disposition of the properties. More specifically, the goals to "Encourage Private Sector Investment" "Develop Distinct Commercial Districts" and "Create an Attractive Retail Environment" found in the Bear Valley Road Five Year Implementation Plan would be attained (Exhibit "C").

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The sale of the property</u>

The Successor Agency proposes to offer the properties for sale on the open market to be sold to a third party for development. The proceeds (net of any expenses related to the sale) from the sale of the property will be used to pay for any enforceable obligations of the former RDA. The sale of the property will be based on an appraisal at then-fair market value. The specific sales terms and documents will be taken to the Oversight Board for approval.

E Street
Railroad Tracks
0478-172-19
Transit Center
D Street
6th Street
7th Street
MAP #7
Google earth
1994
Imagery Date: 3/21/2013 34°32'13.20" N 117°17'34.17" W elev 2732 ft eye alt 3926 ft

Victorville Successor Agency

Former Forrest Park Property

PARCEL INFORMATION

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	0478-172-19	1.25 Acres	Vacant Land	8/13/2008	$55,000

Purpose of Acquisition: Old Town Redevelopment

Current Zoning: Old Town Specific Plan – Store Front Commercial

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $326,700 ($6.00 p/s/f) to $435,600 ($8.00 p/s/f) based on Broker's Opinion of Value dated November 20, 2013 by The Bradco Companies (Exhibit "A")

Proposed Sale Value: Transfer to City for Future Development

Proposed Sale Date: Within 120 days of LRPMP approval

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: No income generated from Amtrack lease on portion of property.

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

Brownfield Status	Studies Conducted	Remediation Efforts
Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject property.	None Known	N/A

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

Acquisition: The RDA acquired the subject property from the City of Victorville on August 13, 2008. The transfer of property to the RDA and demolition of Forrest Park was determined to be the best use of the site for community redevelopment purposes. Please refer to Exhibit "B" for pertinent material on property transaction. On May 18, 2010, the RDA assumed an Amendment to a 1990 lease agreement the City had with the National Railroad Passenger Corporation (Amtrak) wherein Amtrak leases 3,790 square feet of the subject parcel for a passenger shelter (Exhibit "C"). The City , and later the RDA, did not charge Amtrak any fee for the lease because the train service benefits the residents of Victorville. Therefore, the lease generates no revenue. The subject property is located at a major intersection of 7th and D Streets in the Old Town area of Victorville.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

The proposed disposition to transfer the property to the City of Victorville for future development supports transit-oriented development. Because the City would need to condition any future sale of the property to include the continued lease to Amtrak, the property would continue to serve the public as mass transit.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The proposed transfer of the property to the City of Victorville for future development will advance the planning objectives of the Successor Agency as demonstrated in the most recent Five-Year Implementation Plan for the Old Town Redevelopment Project Area. More specifically, the goal to "Utilize redevelopment efforts in accordance with the General Plan, Specific Plan, local codes and ordinances…" will be met if the City retains the property for future development (Exhibit "D").

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The retention of the property for future development</u>

Pursuant to HSC section 34191.5 (c)(2)(a). If the plan directs the use of the property for a project identified in an approved redevelopment plan, then property shall transfer to the sponsoring entity.

The property is zoned in the Old Town Specific Plan for Store Front Commercial (SFC) uses. As a park, the property did not conform to the Specific Plan. The Successor Agency proposes to transfer the property to the City of Victorville for future development consistent with the November 2010 Mid-Term Review of the Third Five-Year Implementation Plan for the Old Town Redevelopment Project Area 2008-2009 to 2012-2013 (p. 10) and pursuant to the land use designation in the Specific Plan (Exhibit "E"). The City will enter into a compensation agreement with the affected taxing entities in the future.

Sycamore Street
Amargosa Road
Memorial Park
Amethyst Road
3072-251-29
I-15
Freeway
Mariposa Road
Eucalyptus Street
MAP #8
Google earth
1995
Imagery Date: 3/21/2013 34°27'31.92" N 117°21'33.87" W elev 3270 ft eye alt 6372 ft

Victorville Successor Agency

Eucalyptus Interchange Property

PARCEL INFORMATION

Listed below is the property reserved for the Eucalyptus Interchange:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3072-251-29	14.29 Acres	Vacant Land	11/21/2006	$3,703,710

Purpose of Acquisition: Right-of-Way for Eucalyptus Interchange

Current Zoning: C-2 (General Commercial)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $3,708,824 based on June 30, 2013 booked value

Proposed Sale Value: Transfer to City of Victorville for governmental purposes

Proposed Sale Date: Within 120 days of LRPMP approval

Past Appraisal History $3,703,000 Broker Opinion of Value by CPI Capital Properties dated July 27, 2006.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

Brownfield Status	Studies Conducted	Remediation Efforts
Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject property No Records Available	None Known	N/A

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

In July 2006, the City was contacted by Mr. Donald Clauson regarding the sale of his property. The property owner made the offer to sell because of his limited ability to develop the property due to the future location of a freeway overpass, known as the Eucalyptus Interchange. The owner provided a Broker Opinion of Value at the time which amounted to approximately $5.95 per square foot (Exhibit "A"). At that time, such offers to sell were quickly acted upon by the City and/or RDA in an effort to avoid the costly and lengthy condemnation process sometimes necessary to secure such right of way. The RDA purchased the subject property from Victorville Storage, LLC on November 21, 2006, for $3,703,710 (Exhibit "B").

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

Because this proposed disposition for this property is for the construction of a freeway interchange, it does not appear to have potential for transit-oriented development.

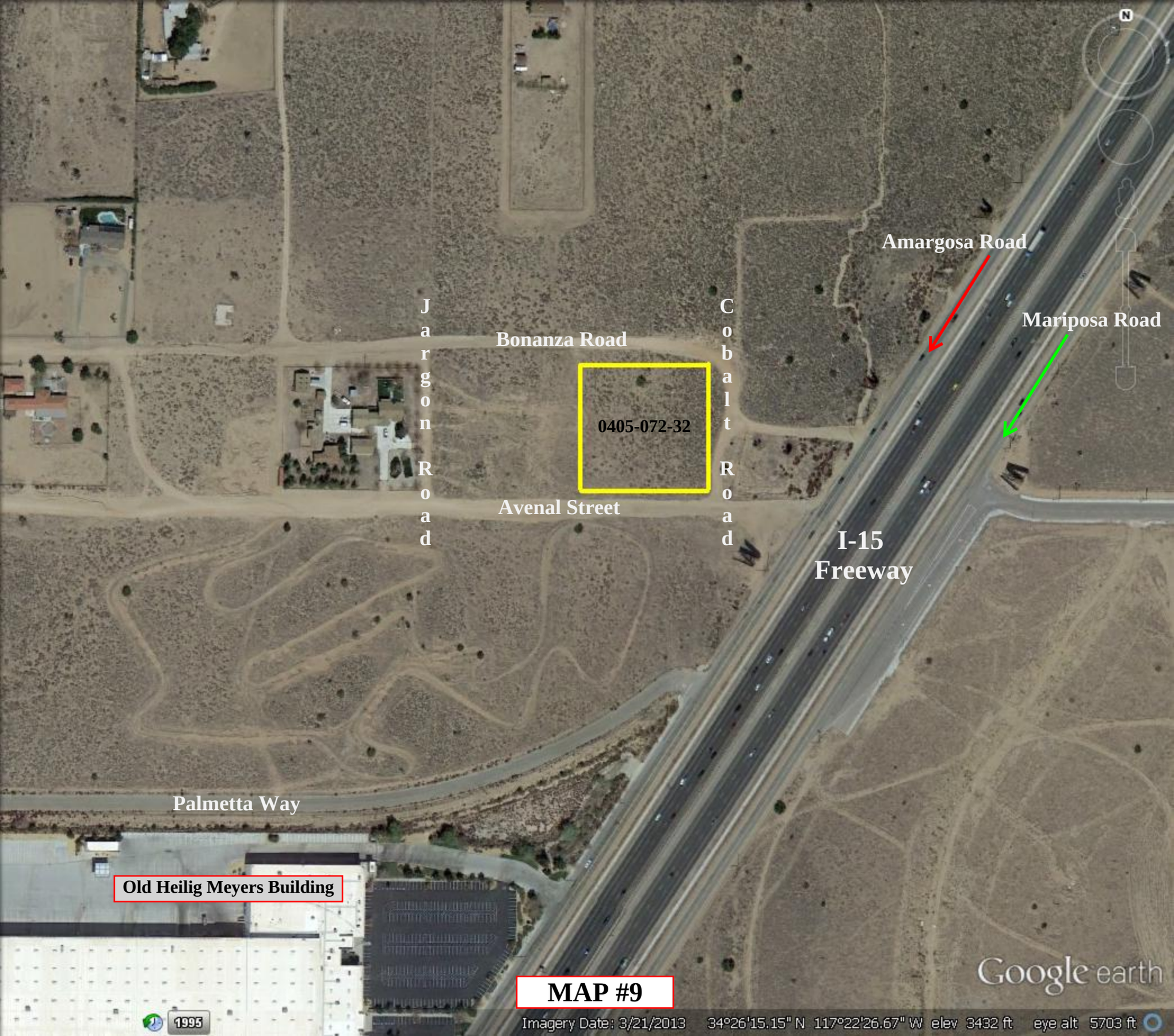
ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The Successor Agency proposes to transfer this property to the City of Victorville for governmental use, more specifically for future right of way necessary for the Eucalyptus interchange. Such proposed disposition is consistent with the planning objectives of the Successor Agency as outlined in the most recent Five-Year Implementation Plan for the Victor Valley Project Area. The goal to "Emphasize Infrastructure Improvements...to provide adequate access to freeways…" will be met with the proposed transfer (Exhibit C").

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The retention of the property for governmental use</u>

The Successor Agency proposes to transfer the property to the City of Victorville for governmental use. The property was originally purchased by the RDA with the intent to secure right of way for the future Eucalyptus Interchange. The City of Victorville's General Plan details the Eucalyptus interchange as a planned major traffic circulation component (Exhibit "D"). A Project Study Report/Project Development Support for this interchange was approved by Caltrans on May 18, 2005 (Exhibit "E"). Because the final footprint for the interchange has yet to be determined, the various alternative plans demonstrate the need to retain the subject parcel for governmental use.


Amargosa Road
Mariposa Road
Bonanza Road
Jargon Road
Cobalt Road
0405-072-32
Avenal Street
I-15 Freeway
Palmetta Way
Old Heilig Meyers Building
Google earth
1995
Imagery Date: 3/21/2013 34°26'15.15" N 117°22'26.67" W elev 3432 ft eye alt 5703 ft

MAP #9

Victorville Successor Agency

Lager Land Swap Property

PARCEL INFORMATION

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	0405-072-32	1.955 Acres	Vacant Land	6/16/2009	$595,000

Purpose of Acquisition: Land Swap for APN 0396-192-44

Current Zoning: C-2 (General Commercial)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $106,450 based on $1.25 p/s/f per Broker's Opinion of Value dated November 20, 2013 by The Bradco Companies (Exhibit "A")

Proposed Sale Value: To be determined based on Successor Agency's appraisal.

Proposed Sale Date: The property will be listed for sale within 120-days of the Long Range Property Management Plan approval

Past Appraisal History: $595,000 from Appraisal Report by Thompson Appraisals, Inc. on December 5, 2007 (Exhibit "B").

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

Brownfield Status	Studies Conducted	Remediation Efforts
Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on these subject properties	None Known	N/A

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

On June 16, 2009, the former Victorville Redevelopment Agency (RDA) acquired the property via a Land Swap Agreement with the Donald and Pamela Lager Trust (Exhibit "C"). The RDA transferred APN 0396-192-44 (± 0.70 acres) to the Trust and was granted APN 0405-072-32 (± 1.83 acres). The Lagers were owners in the commercial development adjacent to APN 0396-192-44 and wanted the RDA's property for a planned expansion of their store (the expansion has not occurred). Meanwhile, the RDA received a larger piece of property for future development.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

The property is located at the southwest quadrant of the City of Victorville, just west of the I-15 Freeway. The area is primarily a zoned residential with commercial zoning around the perimeter at the I-15 Freeway frontage. It is difficult to determine whether or not the property has the potential for transit-oriented development as much of the surrounding area remains undeveloped.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The proposed sale of the property is consistent with the planning objectives of the Successor Agency. The property is commercially zoned, so the sale of the property on the open market will further the redevelopment plan goals from the latest Five-Year Implementation Plan for the Victor Valley Redevelopment Project Area to "Leverage Private Sector Investment" (Exhibit "D").

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The sale of the property</u>

The Successor Agency proposes to offer the property for sale on the open market to be sold to a third party for development. The proceeds (net of any expenses related to the sale) from the sale of the property will be used to pay for any enforceable obligations of the former RDA.

The sale of the property will be based on an appraisal at then-fair market value. The specific sales terms and documents will be taken to the Oversight Board for final approval.

Amargosa Road
3092-311-10
3092-311-09
Mariposa Road
Balsam Road
Nisqualli Road
Nisqualli Interchange
I-15 Freeway
MAP #10
Google earth
1995
Imagery Date: 3/21/2013 34°29'12.78" N 117°19'53.41" W elev 3056 ft eye alt 6796 ft

Victorville Successor Agency

Nisqualli Interchange Property

PARCEL INFORMATION

Listed below are the remainder parcels from the Nisqualli Interchange:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3092-311-09	6.02 Acres	Vacant Land	6/30/2005	$4,300,000 *
N/A	3092-311-10		Vacant Land		

*Four parcels, the two listed above and 3092-311-08 and 11, totaling 14.23 acres were purchased together.

Purpose of Acquisition: Nisqualli Interchange Project

Current Zoning: C-2 (General Commercial)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $3,146,774 ($12.00 p/s/f) to $3,409,006 ($13.00 p/s/f) based on Broker's Opinion of Value dated November 20, 2013 by The Bradco Companies (Exhibit "A").

Proposed Sale Value: To be determined based on Successor Agency's appraisal

Proposed Sale Date: Within 120 days of LRPMP approval

Past Appraisal History $1,190,000 Appraisal by Property Sciences dated July 31, 2013.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

APN	Brownfield Status	Studies Conducted	Remediation Efforts
3092-311-09	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on these subject properties.	None Known	N/A
3092-311-10		None Known	N/A

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

On June 30, 2005, the former Victorville Redevelopment Agency (RDA) purchased approximately 14.26 acres of property located on the northeast corner of Mariposa and Nisqualli Roads to preserve right of way for the I-15 Nisqualli Interchange. On April 28, 2009, the RDA entered into an Memorandum of Understanding (MOU) with Marinita Development Company for the property that would remain after the construction of the of the I-15 Nisqualli Interchange. The purpose of the MOU was to provide a 24-month exclusive negotiating term for the remainder property and to allow Marinita Development Company to begin due diligence on the site. In the MOU, the timing for final negotiations for the sale of the property was subject to the City's construction of the interchange, which would allow for any unforeseen changes in the interchange project to take priority (Exhibit "B"). Due to unexpected delays in completion of the interchange, the provisions in the 2009 MOU which allowed for term extensions had to be exercised. On April 5, 2011 Amendment 1 to the MOU was executed to extend the original term (Exhibit "C"). Amendment 1 to the MOU extends the term through April 5, 2014. However, per to the RDA Dissolution Act, the former RDA was prohibited from entering into new contracts since 6/27/11, so the Development Agreement called for by the MOU could not be completed, although the Developer has actively conducted due diligence and site planning of the site (Exhibit "E").

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

Although no plans exist for potential transit-oriented development for the remainder parcels of the Nisqualli Interchange project area, the site is located within walking distance of multi-family developments. Therefore, the future commercial development may provide pedestrian friendly access.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The Successor Agency proposes to sell the properties to a third-party future development. Such disposition would further the goals detailed in the Victor Valley Economic Development Authority's Five Year Implementation Plan. Specifically, the goals to "Leverage Private Sector Investment" "Promote Compatible Development" and "Stimulate Economic Growth" would be met with the sale to Marinita (Exhibit "D").

USE OR DISPOSITION OF PROPERTY

Property Option Selected: The Sale of the property

The Successor Agency proposes to sell the property. The recommendation from Successor Agency staff is to offer the Right of First Refusal to a purchase agreement to Marinita Development. The written record clearly demonstrates the intent of the former RDA to sell the property to the developer once the final construction of the I-15 Nisqualli interchange was completed. The former RDA had an MOU in place with the developer for some years; however, due to the RDA dissolution, the MOU could not be negotiated into a final Disposition and Development Agreement, which would have finalized the terms of the sale.

The developer has invested significant time and money in the preliminary planning of the project, so the Right of First Refusal would demonstrate good faith efforts to complete the transaction. The sales price would be established upon fair market value from an appraisal to be coordinated and conducted on behalf of the Successor Agency. The specific sales terms and documents will be taken to the Oversight Board for final approval.

If Marinita Development does not wish to purchase the property at such appraised value, the property would then be listed on the open market for sale. The proceeds (net of any expenses associated with the sale) from the sale of the property will be used to fulfill enforceable obligations.

West Sage Street
Courthouse
Park Avenue
I-15 Freeway
0396-172-08
0396-172-05
0396-172-07
0396-172-06
0396-131-01
City Hall
0396-131-04
0396-131-02
0396-131-03
Civic Drive
MAP #11
Google earth
Imagery Date: 3/21/2013 34°30'41.81" N 117°19'24.02" W elev 2962 ft eye alt 4347 ft

Victorville Successor Agency

Library Property

PARCEL INFORMATION

Listed below are parcels within the Library Property area:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	0396-131-01	11,440 sq. ft.	Vacant Land	11/28/2005	$1,585,000
N/A	0396-131-02	22,676 sq. ft.	Vacant Land		
N/A	0396-131-03	11,354 sq. ft.	Vacant Land		
N/A	0396-131-04	10,725 sq. ft.	Vacant Land		
N/A	0396-172-05	10,725 sq. ft.	Vacant Land		
N/A	0396-172-06	10,725 sq. ft.	Vacant Land		
N/A	0396-172-07	10,725 sq. ft.	Vacant Land	2/08/2006	$308,000
N/A	0396-172-08	10,725 sq. ft.	Vacant Land		

Purpose of Acquisition: Construction of a new library facility on Civic Drive, across the street from Victorville City Hall.

Current Zoning: C-A (Administrative Professional Offices District)

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $1,895,090 (6/30/13 book value, includes acquisition fees)

Proposed Sale Value: Property to be transferred to the City of Victorville for governmental use

Proposed Sale Date: Within 90 days of LRPMP approval by DOF

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

APN	Brownfield Status	Studies Conducted	Remediation Efforts
0396-131-01	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on these subject properties.	None Known	N/A
0396-131-02		None Known	N/A
0396-131-03		None Known	N/A
0396-131-04		None Known	N/A
0396-172-05		None Known	N/A
0396-172-06		None Known	N/A
0396-172-07		None Known	N/A
0396-172-08		None Known	N/A

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

The former Victorville Redevelopment Agency (RDA) in accordance with the Victor Valley Redevelopment Plan desired to purchase property within the Civic Drive area in order to secure property necessary for the development of a public library. This process led to two acquisitions to meet that objective and are listed below:

Acquisition for APN 0396-131-01,02,03,04; 0396-172-05 and 06: Listed parcels were formerly owned by Civic Drive Commercial Partners, LLC. Negotiations took place to acquire these parcels and eventually were purchased in the amount of $1,585,00 on November 28, 2005 (Exhibit "A").

Acquisition for APN 0396-172-07 and 08: These two parcels were formerly owned by Seira de la Croix and were acquired by the RDA on February 8, 2006 in the amount of $308,000 (Exhibit "B").

All the listed properties were purchased with monies from a fund holding the proceeds from the issuance of a 2005 bond by the Southern California Logistics Airport Authority (SCLAA) with the understanding that such funding would take the form of a short-term, inter-fund loan transaction. The RDA took title to the property due to its broader real estate powers. However, some time after acquisition of the properties, the City and SCLAA determined that the inter-fund loan would be best re-structured as a formal loan by and between both parties. On October 5, 2010, the City Council approved a loan agreement setting forth the terms and conditions of the purchase of properties and the repayment by the City to the 2005 SCLA Bond Fund. Attached as Exhibit "C" is the SCLAA Board meeting and Amended and Restated Loan Agreement by and between the City and SCLAA, including the Promissory Note. With the loan form SCLAA to the City formally in place, the only remaining step was to have the RDA transfer title to the City (since the City rather than RDA now had a financial obligation for the property.

However, with the enactment of ABx1 26 on June 27, 2012, this transfer was prohibited and never effectuated.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

The subject lots are located in the civic center area of the City of Victorville. The neighborhood is a developing area which includes the county courts building and the Victorville City Hall. The civic center is designed as pedestrian friendly, with planned paseos which connect the various businesses and services in the area. Bus stops currently exist directly across the street from the subject site.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The Successor Agency plans to transfer the properties to the City of Victorville for governmental use. Construction funds for the library are being accumulated in the appropriate DIF fund or Development Impact Fee to construct such public facility as the library. Such transfer is supported by the VVEDA redevelopment plan (Exhibits "E" and "F")

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The transfer of the property to the City of Victorville for governmental use.</u>

The Victorville Successor Agency proposes to transfer the properties to the City of Victorville for governmental use. The properties were purchased using SCLAA's 2005 bond proceeds. The original structure for the properties' acquisition, which is documented in Exhibits "A" & "B", was the RDA purchased (took title) to the properties due to its broader real estate powers, the SCLAA funded the purchases with it's bond funds, and the City intended to be the ultimate purchaser of the property for a public library. Unfortunately, funding for the actual construction of the library became scarce, so the City and the SCLAA documented it's lender/borrower relationship in the form of the Loan Agreement and Promissory Note included as Exhibit "C".

The City intends to use the property for future development of a public library.

Colusa Road
0460-381-36
Calleja Road
Airport Runway
0460-122-30
Bella Vista Road
Mesa Linda Street
De Soto Avenue
Southern California Logistics Airport
MAP #12
Google earth
1994
Imagery Date: 3/21/2013 34°37'16.20" N 117°23'12.15" W elev 2816 ft eye alt 10906 ft

Victorville Successor Agency

Airport Runway Extension Project

PARCEL INFORMATION

Listed below are properties near the Airport Runway:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	0460-381-36	5 Acres	Vacant Land	8/20/2002	$67,500
N/A	0460-122-30	21.7 Acres	Vacant Land	2/13/2004	$152,040

Purpose of Acquisition: Southern California Logistics Airport Runway Extension

Current Zoning: Industrial / Southern California Logistics Airport (SCLA) Specific Plan

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value: $223,613 (combined book value as of June 30, 2013)

Proposed Sale Value: Transfer to the City of Victorville for governmental use

Proposed Sale Date: Within 90 days of LRPMP approval

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other: $0

Contractual Requirements for Use of Income/Revenue: N/A

HISTORY OF ENVIRONMENTAL CONTAMINATON

APN	Brownfield Status	Studies Conducted	Remediation Efforts
0460-381-36	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject properties.	None Known	N/A
0460-122-30			

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

Acquisition of APN 0460-381-36: On August 20, 2002, the property was acquired for the construction of public improvement described as the construction of a main runway extension project for the Southern California Logistics Airport (Exhibit "A"). This is the extent of the records that exist for this acquisition.

Acquisition of APN 0460-122-30: Very few records exist for this acquisition as well. Staff located a few documents from the time of the acquisition and determined the property was also purchased for a runway extension (Exhibit "B"). The property was purchased for $152,040 from previous owner, John C. Caley.

It appears the properties were vested in the name of the RDA rather than the Southern California Logistics Airport Authority (SCLAA) because it funded such acquisitions in whole or in part.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

Due to the specific use of the property, the potential for transit-oriented development does not exist.

ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The proposed disposition of the property advances the planning objectives of the Successor Agency as demonstrated in the Victor Valley Five Year Implementation Plan. More specifically, the goals outlined in the plan that are being met are "Facilitate Reuse" and "Promote Compatible Development" (Exhibit "C")

USE OR DISPOSITION OF PROPERTY

Property Option Selected: <u>The retention of the property for governmental use</u>

The Successor Agency proposes to transfer both properties to the City of Victorville for governmental use.

Pursuant to HSC section 34181 (a), the OB may direct the agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings to the appropriate public jurisdiction.

Victorville Successor Agency

Miscellaneous Assets

ASSET INFORMATION

Asset	Exhibit	Acquisition Date
PM-7-99 Grant of Easement	A	November 16, 2000
DE009640-02-01	B	August 8, 1996
Drainage Easement	C	October 2004
Easement	D	May 20, 1999
Access Easement (West sign)	E	February 9, 2006

BRIEF HISTORY OF ASSET

Asset	Description
PM-7-99 Grant of Easement	Easement from AFG for rail and utility purposes. This easement was granted to the RDA for the right to construct rail track over a small portion of AFG Industries' property located in Foxborough Industrial Park.
DE009640-02-01	Director's Deed Easement. This easement granted the RDA certain highway sign rights located on the east side of I-15, near the Auto Park.
Drainage Easement	Reserved on Parcel Map No. 16292. This easement granted the RDA a private drainage easement on two auto mall properties, located on the west side of I-15.
Easement	Reserved on Parcel Map No. 15221. This easement granted the RDA access to its east sign located on Parcel A of Parcel Map 15221.
Access Easement (West Sign)	Recording 2006-0095711. This easement granted the RDA access to its west sign located on Parcel A of Parcel Map 16292.

USE OR DISPOSITION OF ASSET

Asset	Proposed Disposition
PM-7-99 Grant of Easement	Transfer to the City of Victorville as Retention for Government Use
DE009640-02-01	
Drainage Easement	
Easement	
Access Easement (West sign)	