
LONG-RANGE PROPERTY MANAGEMENT PLAN



Successor Agency
to the Fontana Redevelopment Agency

May 30, 2013

TABLE OF CONTENTS

INTRODUCTION	2
EXECUTIVE SUMMARY	2
STATEMENT OF LEGAL REQUIREMENTS	3
PROPERTY INVENTORY – FORMER RDA PROPERTIES	5
Retention of Properties for Governmental Use	6
HUMAN RESOURCES BUILDING AND PARKING LOT (PROPERTIES 105 AND 106)	7
COMMUNITY SERVICES BUILDING (PROPERTY 46).....	8
FONTANA COMMUNITY SENIOR CENTER (PROPERTY 90)	9
SHADOW HILLS ELEMENTARY SCHOOL (PROPERTY 62)	10
SHADOW PARK (PROPERTIES 61 AND 64).....	11
OAK PARK ELEMENTARY SCHOOL (PROPERTY 81)	12
ART DEPOT, ROSE GARDEN AND PARKING LOT (PROPERTY 42).....	13
PROPOSED CENTRAL PARK (PROPERTIES 39, 40, AND 41).....	14
PROPOSED SPORTS PARK SITE (PROPERTIES NO. 1-5, 7-19, 23-28, 91, 94-98, AND 102)	15
PARK SPACE IN SOUTHERN CALIFORNIA EDISON EASEMENT (PROPERTIES 66 AND 67)	17
CHAPARRAL PARK (PROPERTIES 70, 71, AND 115)	18
VETERANS PARK WEST PUBLIC PARKING LOTS (PROPERTIES 50, 51, 52, AND 53)	19
PARKING LOT ADJACENT TO FIRE STATION 71 (PROPERTY 93)	20
OTHER PUBLIC PARKING LOTS (PROPERTIES 38, 45, AND 48)	21
OPTION HOUSE (PROPERTY 54)	23
CENTER STAGE THEATER (PROPERTIES 43 AND 44)	24
OPEN SPACE IN SOUTHERN CALIFORNIA EDISON EASEMENT (PROPERTIES 60, 63, 65, 68, 69, 72, 73, 74, 75, 78, 79, 80, AND 83).....	25
REMNANT PARCELS (PROPERTIES 59, 92, 101, 103, AND 116)	27
SOUTHRIDGE HILLSIDE FIRE ROAD AND OPEN SPACE (PROPERTIES 76, 77, 84, 85, 86, 87, 89, AND 114)	30
DELHI SANDS FLOWER-LOVING FLY HABITAT (PROPERTIES 82 AND 113)	32
Future Development.....	33
CHAFFEY COLLEGE EXPANSION (PROPERTY 88)	34
PROPOSED FITE DEVELOPMENT (PROPERTIES 20, 21, 22, 29, 30, AND 100)	36
Sale of Property	37
DOWNTOWN RESTAURANT (PROPERTIES 47 AND 49)	38
WALNUT VILLAGE (PROPERTIES 32, 33, 34, 35, 36, 37, 110, 111, AND 112)	39
NEAR WESTECH COLLEGE (PROPERTIES 55, 56, 57, AND 58)	40
AUTO MALL PARCEL (PROPERTY 31)	41
ADJACENT TO SPORTS PARK (PROPERTY 6).....	42
Properties Retained For Purposes Of Fulfilling An Enforceable Obligation	43
PROPOSED WESTECH COLLEGE EXPANSION (PROPERTY 104)	44
PROPOSED RESTAURANT PAD AT HILTON GARDEN INN HOTEL (PROPERTY 99)	45
ATTACHMENTS	46



INTRODUCTION

Assembly Bill (“AB”) 1484, enacted in June of 2012, requires all successor agencies for former redevelopment agencies that owned property as of the time of redevelopment dissolution in 2011 to 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 next section.

This is the Long Range Property Management Plan for the Successor Agency to the Fontana Redevelopment Agency (“Successor Agency”).

EXECUTIVE SUMMARY

The former Fontana Redevelopment Agency (“Agency”) is the owner of record on the title for 113 properties in Fontana. The majority of these properties are public buildings and other public facilities (such as the Community Services building, two elementary schools, public parks and the Delhi Sands Flower-Loving Fly Habitat) that are proposed to be transferred to the City or other governmental agencies to continue the existing governmental use serving the community.

Seventeen (17) properties are designated for sale pursuant to current legal requirements. Seven 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. Finally, two (2) properties are proposed to be held to fulfill enforceable obligations. The table below provides a summary of all PMP property categories:

Fontana Successor Agency Summary of Property Disposition Categories	
Permissible Use under AB 1484	# of Properties
Governmental Use Parcels	87
Sale of Property	17
Fulfill Enforceable Obligation	2
Future Development	<u>7</u>
Total	113



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 the submittal of the PMP to 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 – FORMER RDA PROPERTIES

The former Fontana Redevelopment Agency owned 113 properties at dissolution. The properties are grouped into property sites with specific property numbers shown in the Property Inventory that correspond to the property numbers previously reported to DOF in asset transfer forms. These property sites are organized by “Permissible Uses” under AB 1484 and a detailed description of the properties is provided below.

The Property Inventory Data table (Attachment 1) utilizes the DOF-created database that provides a matrix of all of the information required pursuant to Health and Safety Code Section 34191.5(c) (part of AB 1484).

It is important to note the following in reviewing the PMP:

- Estimates of current value of property were determined pursuant to an existing appraisal or utilizing the methodology contained in Attachment 2 to this PMP; and
- Data contained in the “Value at Time of Purchase” column in the Property Inventory Data table includes all available information obtained resulting from comprehensive title research and staff’s best efforts to locate the information. In many cases, this information was not available and is noted accordingly.



Retention of Properties for Governmental Use

All properties listed below are proposed to be transferred to the City of Fontana pursuant to Health and Safety Code Section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction (in this case, the City of Fontana), with the exception of the 2 school sites listed below in this section of the PMP (i.e., Shadow Hills Elementary and Oak Park Elementary schools). A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under “Retention of Properties for Governmental Use”:

- **Date of Estimated Current Value:** May 2013.
- **Purpose of Acquisition:** to provide for needed public buildings, facilities and open space in the City of Fontana. Remnant parcels resulting from public improvement projects were also acquired and maintained by the former Agency as these properties have little to no value due to their small size, irregular shape and unusual location.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property’s Potential for Transit Oriented Development:** None/not applicable.
- **History of Previous Development Proposals:** None with the exception of the Sports Park and Central Park properties, as described later in this section.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the “Retention for Governmental Use” category.



Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan

HUMAN RESOURCES BUILDING AND PARKING LOT (PROPERTIES 105 AND 106)

Address:	8491 Sierra Highway and 16948 Arrow, Fontana
APN:	19204101 and 19204103
Lot Size:	0.43 and 0.50 acres, respectively
Acquisition Date:	10/24/2001
Value at Time of Purchase:	\$1,050,000
Property Type (DOF Category)	Public Building
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	P-PF Public Facilities
Estimated Current Value:	\$838,589
Advancement of Planning Objectives:	City's General Plan goal of preserving the civic center campus as "a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

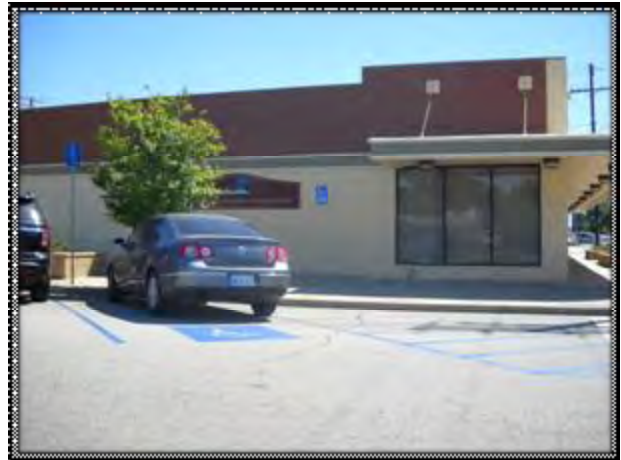
The building was constructed for, and is currently being used as, the City's Human Resources Department offices. This site also includes an adjacent parking lot for the building.



COMMUNITY SERVICES BUILDING (PROPERTY 46)

Address:	16860 Valencia, Fontana
APN:	19127437
Lot Size:	0.25 acres
Acquisition Date:	4/11/2006
Value at Time of Purchase:	\$1,425,067
Property Type (DOF Category)	Public Building
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	P-PF Public Facilities
Estimated Current Value:	\$2,041,968
Advancement of Planning Objectives:	City's General Plan goal of preserving the civic center campus as ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

This building was constructed for, and is currently being used as, the City's Community Services Department offices.



Successor Agency to the Fontana Redevelopment Agency

Long-Range Property Management Plan

FONTANA COMMUNITY SENIOR CENTER (PROPERTY 90)

Address:	16710 Ceres, Fontana
APN:	19129127
Lot Size:	2.05 acres
Acquisition Date:	1/23/2008
Value at Time of Purchase:	N/A
Property Type (DOF Category)	Public Building
Property Type (City Proposed)	Transfer to City for Public Purpose
Estimated Current Value:	\$4,344,500
Advancement of Planning Objectives:	City's General Plan goal of preserving the civic center campus as ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

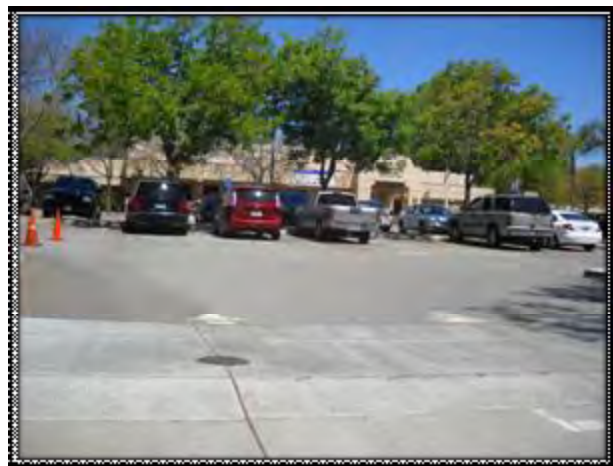
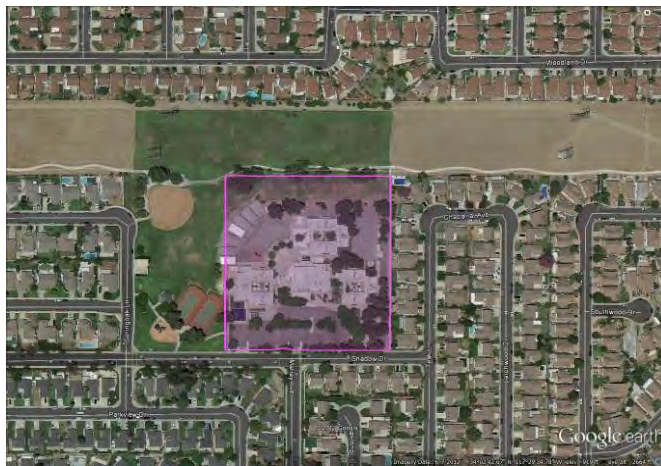
This building was constructed for, and is currently being used as, the City's Community Senior Center.



SHADOW HILLS ELEMENTARY SCHOOL (PROPERTY 62)

Address:	14300 Shadow, Fontana
APN:	23621147
Lot Size:	6.0 acres
Acquisition Date:	6/2/1989
Value at Time of Purchase:	N/A
Property Type (DOF Category)	Public Building
Property Type (City Proposed)	Properties for Schools
Current Zoning:	Southridge Village Specific Plan
Estimated Current Value:	\$0
Advancement of Planning Objectives:	Ensuring City's General Plan goal of "high quality schools with adequate physical capacity are provided in all areas of our City"

This school was constructed on property owned by the former Agency and title had not yet transferred to the Fontana Unified School District. Due to the zoning and current use, the estimated current value of the property is \$0 as selling the property is not feasible. The City proposes to transfer title of the property to the School District.



SHADOW PARK (PROPERTIES 61 AND 64)

Address:	14300 Shadow, Fontana
APN:	23621145 and 23621146
Lot Size:	5.89 and 6.54 acres (respectively)
Acquisition Date:	7/19/1983
Value at Time of Purchase:	N/A
Property Type (DOF Category)	Park (23621145) and Vacant Lot/Land (23621146)
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	Southridge Village Specific Plan
Estimated Current Value:	\$0
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- *"Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City"*
- *"Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City"*
- *"Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"*

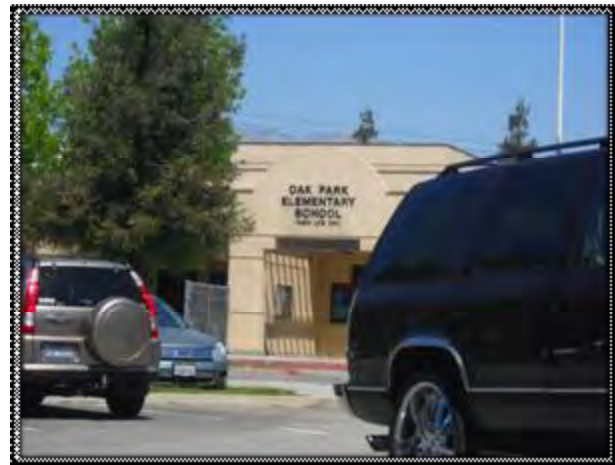
This park is immediately adjacent Shadow Park Elementary School and is currently used as a neighborhood park. Future park expansion is planned for the vacant parcel (23621146). Due to the zoning and current use, the estimated current value of the property is \$0 as selling the property is not feasible.



OAK PARK ELEMENTARY SCHOOL (PROPERTY 81)

Address:	14200 Live Oak, Fontana
APN:	23622539
Lot Size:	6.0 acres
Acquisition Date:	6/2/1989
Value at Time of Purchase:	\$70,359
Property Type (DOF Category)	Public Building
Property Type (City Proposed)	Properties for Schools
Current Zoning:	Southridge Village Specific Plan
Estimated Current Value:	\$0
Advancement of Planning Objectives:	Ensuring City's General Plan goal of "high quality schools with adequate physical capacity are provided in all areas of our City"

This school was constructed on property owned by the former Agency and title had not yet transferred to the Fontana Unified School District. The current value of the school is estimated at \$0 due to the fact that the school is currently being used and cannot be sold. The City proposes to transfer title of the property to the School District.



ART DEPOT, ROSE GARDEN AND PARKING LOT (PROPERTY 42)

Address:	16822 Spring, Fontana
APN:	19116126
Lot Size:	1.21 acres
Acquisition Date:	8/31/2004
Value at Time of Purchase:	\$272,153
Property Type (DOF Category)	Public Building
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	P-PF Public Facilities
Estimated Current Value:	\$0
Advancement of Planning Objectives:	City's General Plan goal of preserving the civic center campus as ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

This property is a historic building that is currently used as a public facility. The Fontana Art Depot is located in the historic structure on the property. The property also includes a rose garden public space and a public parking lot for these uses. The current zoning and status as a public facility with a unique existing use eliminates the ability to estimate a true "market" value.



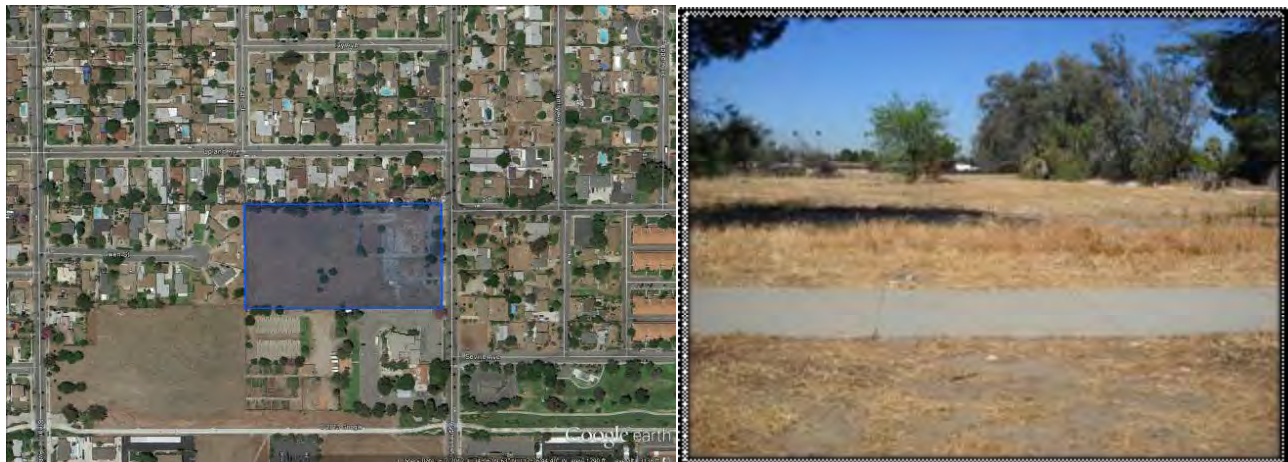
PROPOSED CENTRAL PARK (PROPERTIES 39, 40, AND 41)

Address:	8320 and 8334 Cypress, Fontana
APN:	19107150, 19107152 & 19107154
Lot Size:	0.22, 1.12 & 3.42 acres (respectively)
Acquisition Date:	7/01/2009, 7/14/2009 & 7/2/2009 (respectively)
Value at Time of Purchase:	\$3,310,000
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	R-2, Medium Density Residential
Estimated Current Value:	\$1,116,304
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- “Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City”
- “Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City”
- “Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City”

The Central Park project was an identified redevelopment plan project as of 2008 and is listed in the former Redevelopment Agency's 2009-2014 Five-Year Implementation Plan (excerpt from the Implementation Plan identifying this project is included as Attachment 3 to the PMP). The former Agency acquired the property and commissioned plans for the construction of the Park.

The property is located in the City's core, which will serve to expand recreational opportunities for residents in the central part of the City. The Successor Agency proposes to transfer the property to the City and complete the Central Park project.



PROPOSED SPORTS PARK SITE
(PROPERTIES NO. 1-5, 7-19, 23-28, 91, 94-98, AND 102)

Address:	(See Property Inventory Data in Attachment 1)
APN:	(See Property Inventory Data in Attachment 1)
Lot Size:	(See Property Inventory Data in Attachment 1)
Acquisition Date:	(See Property Inventory Data in Attachment 1)
Value at Time of Purchase:	(See Property Inventory Data in Attachment 1)
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	P-PF Public Facilities
Estimated Current Value:	\$6,189,446
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"
- "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City"

Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition dates and value at time of acquisition.

These properties are located in the North Fontana Redevelopment Project Area. The Redevelopment Plan for the North Fontana Project Area specifically lists park projects as needed public improvements in this project area. **More specifically, page 17 of the Redevelopment Plan lists "public park site to be located in accordance with specific plans for development"** (a copy of this page of the Redevelopment Plan is attached to the PMP as Attachment 4). Additionally, page 36 of the current 2009-2014 Five-Year Implementation Plan also includes the 20 acre Sports Park as a redevelopment plan project to alleviate blighting conditions (this page from the Implementation Plan is included as Attachment 5).

Over the last several years, the former Fontana Redevelopment Agency acquired properties for the development of the proposed 210 Sports Park, a 20-acre adult-oriented pay-to-play softball complex which will be located adjacent to the Interstate 210 Freeway Corridor.

The former Agency had completed many steps in the process to develop the park, including the preparation of plans and holding community meetings. The City of Fontana owns the single parcel of the two-block site not owned by the former Fontana Redevelopment Agency.



Successor Agency to the Fontana Redevelopment Agency

Long-Range Property Management Plan



PARK SPACE IN SOUTHERN CALIFORNIA EDISON EASEMENT (PROPERTIES 66 AND 67)

Address:	<i>No situs address</i>
APN:	<i>19340116 & 19340117</i>
Lot Size:	<i>11.88 & 6.11 acres (respectively)</i>
Acquisition Date:	<i>11/20/1987 & 11/20/1987 (respectively)</i>
Value at Time of Purchase:	<i>\$411,778</i>
Property Type (DOF Category)	<i>Park</i>
Property Type (City Proposed)	<i>Transfer to City for Public Purpose</i>
Current Zoning:	<i>Southridge Specific Plan</i>
Estimated Current Value:	<i>\$0</i>
Advancement of Planning Objectives:	<i>Ensuring City's General Plan goal of "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"</i>

These properties are located directly under high tension wires in a Southern California Edison easement. The properties are currently utilized as neighborhood parks and are in close proximity to residential neighborhoods, foothills and open space. The Successor Agency proposes to transfer the properties to the City to continue the current use.

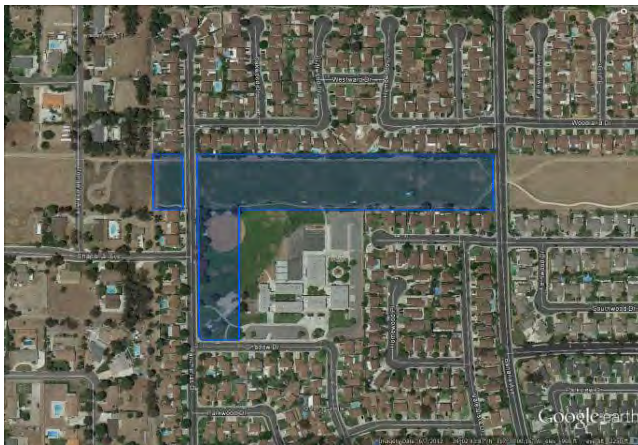


CHAPARRAL PARK (PROPERTIES 70, 71, AND 115)

Address:	No situs address
APN:	23651162, 23651161, & 23651258
Lot Size:	5.97, 2.01, & 0.60 acres (respectively)
Acquisition Date:	7/19/1983
Value at Time of Purchase:	\$928,856
Property Type (DOF Category)	Park
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	Southridge Specific Plan
Estimated Current Value:	\$0
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- “Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City”
- “Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City”
- “Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City”

This is an existing, improved neighborhood park immediately adjacent to Chaparral Elementary School. The estimated current value is \$0 based upon the zoning and close proximity to the existing school.



**VETERANS PARK WEST PUBLIC PARKING LOTS
(PROPERTIES 50, 51, 52, AND 53)**

Address:	8955, 8993, 8967 & 8977 Mango
APN:	19404104, 19404101, 19404103 & 19404102
Lot Size:	0.48, 0.86, 0.45 & 0.48 acres (respectively)
Acquisition Date:	9/27/2005 (50, 51 & 52) and 9/29/2006 (53)
Value at Time of Purchase:	\$1,925,000
Property Type (DOF Category)	Parking lot/structure
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	P-PF Public Facilities
Estimated Current Value:	\$0
Advancement of Planning Objectives:	Ensuring City's General Plan goal of "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"

These properties represent an existing, improved public parking lot that is immediately adjacent to Veterans Park West, an improved park in the City.



Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan

PARKING LOT ADJACENT TO FIRE STATION 71 (PROPERTY 93)

Address: 16966 Arrow, Fontana
APN: 19204221
Lot Size: 0.20 acres
Acquisition Date: 12/1/2010
Value at Time of Purchase: \$469,414
Property Type (DOF Category) Vacant Lot/Land
Property Type (City Proposed) Transfer to City for Public Purpose
Current Zoning: P-PF Public Facilities
Estimated Current Value: \$0
Advancement of Planning Objectives: Ensuring City's General Plan goal of "Our law enforcement and fire protection services meet our population's public safety needs and contribute to a sense of safety and high quality of life in our community."

This is an improved parking lot immediately adjacent to Fire Station 71. The property was originally acquired for the provision of additional parking. The Successor Agency is proposing to transfer ownership of the property to the City for utilization of parking for the recently expanded and rebuilt John B. Roberts Fire Station (Fire Station 71).



OTHER PUBLIC PARKING LOTS (PROPERTIES 38, 45, AND 48)

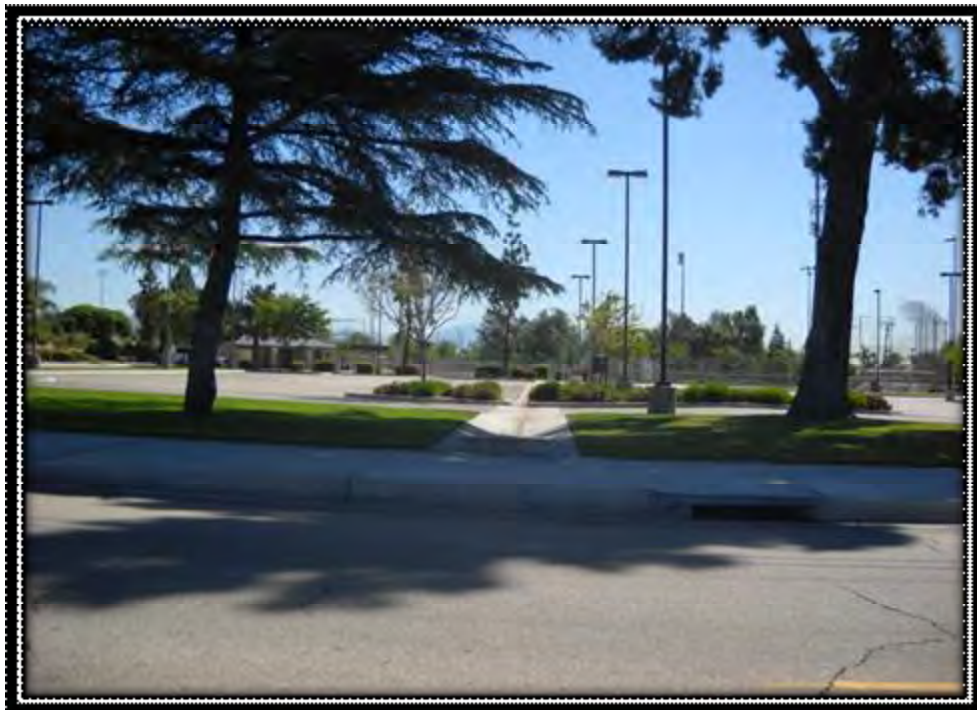
Address:	7871 Cypress, 16940 Arrow & no situs address (respectively)
APN:	19010110, 19204102 & 19215122
Lot Size:	1.17, 0.11 & 0.08 acres (respectively)
Acquisition Date:	7/2/2003, 1/14/2004 & 8/22/2005
Value at Time of Purchase:	\$1,328,482 (Properties 38 & 45), Property 48 purchased with 2 improved parcels for \$360,000
Property Type (DOF Category)	Parking lots/structures
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	P-PF Public Facilities (19010110 & 19204102) and C-2 General Commercial (19215122)
Estimated Current Value:	\$0 (Properties 38 & 45), \$20,474 (Property 48)
Advancement of Planning Objectives:	Ensuring City's General Plan goal of "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"

The Successor Agency proposes to transfer the public parking lots located adjacent to Bill Martin Park, and on Wheeler Street and Arrow Highway to the City to provide public parking for City facilities and public uses.



Successor Agency to the Fontana Redevelopment Agency

Long-Range Property Management Plan



OPTION HOUSE (PROPERTY 54)

Address:	<i>8996 Olive, Fontana</i>
APN:	<i>19313114</i>
Lot Size:	<i>0.43 acres</i>
Acquisition Date:	<i>9/12/2000</i>
Value at Time of Purchase:	<i>\$300,425</i>
Property Type (DOF Category)	<i>Residential</i>
Property Type (City Proposed)	<i>Transfer to City for Public Purpose</i>
Current Zoning:	<i>R-2 Medium Density Residential</i>
Estimated Current Value:	<i>\$957,520</i>

This multi-family residential property is currently being used as a domestic violence shelter through a program run by the Fontana Police Department. Federal Department of Housing and Urban Development Funds were utilized to purchase the property in 2000 and the City funded improvements to the building over the last 10 years. In order to ensure that this valuable program is continued, the Successor Agency proposes to transfer the ownership of the property to the Fontana Housing Authority.



CENTER STAGE THEATER (PROPERTIES 43 AND 44)

Address:	8457 and 8463 Sierra, Fontana
APN:	19204105 and 19204104
Lot Size:	0.11 and 0.27 acres, respectively
Acquisition Date:	2/29/2000 & 8/31/2004
Value at Time of Purchase:	\$652,000
Property Type (DOF Category)	Public Building
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	P-PF Public Facilities
Estimated Current Value:	\$401,979
Advancement of Planning Objectives:	City's General Plan goal of preserving the civic center campus as ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

These properties are currently used as a public, community theater for public benefit. The structure is a historic building that has been preserved. The Successor Agency proposes to transfer these properties to the City to preserve this valuable public resource.



OPEN SPACE IN SOUTHERN CALIFORNIA EDISON EASEMENT
(PROPERTIES 60, 63, 65, 68, 69, 72, 73, 74, 75, 78, 79, 80, AND 83)

Address:	(See Property Inventory Data in Attachment 1)
APN:	(See Property Inventory Data in Attachment 1)
Lot Size:	(See Property Inventory Data in Attachment 1)
Acquisition Date:	(See Property Inventory Data in Attachment 1)
Value at Time of Purchase:	(See Property Inventory Data in Attachment 1)
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	Southridge Village Specific Plan (Utility Easements)
Estimated Current Value:	\$0
Advancement of Planning Objectives:	General Plan planning objectives of utilizing utility easements to provide recreational uses to residents in the community. Many of the easements also provide a link between existing parks, open space or other recreational uses. More specifically, the City's current General Plan states the following:

- Provide public access to and allow joint recreational use of utility corridors, wherever feasible.
- "... these corridors link directly to existing or planned parks. Others are on the edge of or transect natural or disturbed open space lands, while others pass through developed areas. Where appropriate agreements can be reached with the right-of-way owners or easement holders, there are opportunities for recreational uses, such as bicycle and pedestrian pathways, equestrian trails, fitness courses, educational and cultural displays, etc. As such, the utility corridors can be useful elements of the City's open space and recreation system.
- "The City should continue to negotiate agreements for the use of utility easements, flood controls channels, and railroad rights-of-way to expand its park and trail system."

Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition dates and value at time of acquisition.

These properties are owned by the former redevelopment agency, but are utility easements with Southern California Edison high tension power lines located on the property and all are currently vacant. These easements allow residents and visitors with a link to open space areas and local parks.

A West Inland Empire real estate specialist, Terri Mau, was consulted regarding the estimated value of these properties. Ms. Mau indicated that the easements and current zoning rendered these properties without legitimate real estate value.

The Successor Agency proposes to transfer the title of these properties to the City for potential future parks and/or trails to serve the residential neighborhoods in this area of Fontana.



Successor Agency to the Fontana Redevelopment Agency

Long-Range Property Management Plan



REMNANT PARCELS (PROPERTIES 59, 92, 101, 103, AND 116)

Address:	<i>(See Property Inventory Data in Attachment 1)</i>
APN:	<i>(See Property Inventory Data in Attachment 1)</i>
Lot Size:	<i>(See Property Inventory Data in Attachment 1)</i>
Acquisition Date:	<i>(See Property Inventory Data in Attachment 1)</i>
Value at Time of Purchase:	\$378,043 (for Properties 103 & 116), N/A (for Properties 59, 92, & 101)
Property Type (DOF Category)	Roadway/Walkway & Vacant Lot/Land
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	<i>(See Property Inventory Data in Attachment 1)</i>
Estimated Current Value:	\$0

Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition date, and value at time of acquisition.

These properties were the result of right-of-way acquisitions for public improvements related to the Interstate 15, the Interstate 10 Freeway and the Walnut Avenue expansions/improvements. Property 103 is vacant land not utilized for the Duncan Canyon interchange project. Property 92 is a portion of a freeway interchange improvement. In the case of the larger parcels (Properties 59 and 101 which are 0.84 and 1.46 acres, respectively), property 59 is a steep slope abutting the I-10 freeway and Property 101 is exclusively right-of-way property, as shown in the second aerial map on the following page. Property 116 is also right-of-way property adjacent to property 101.

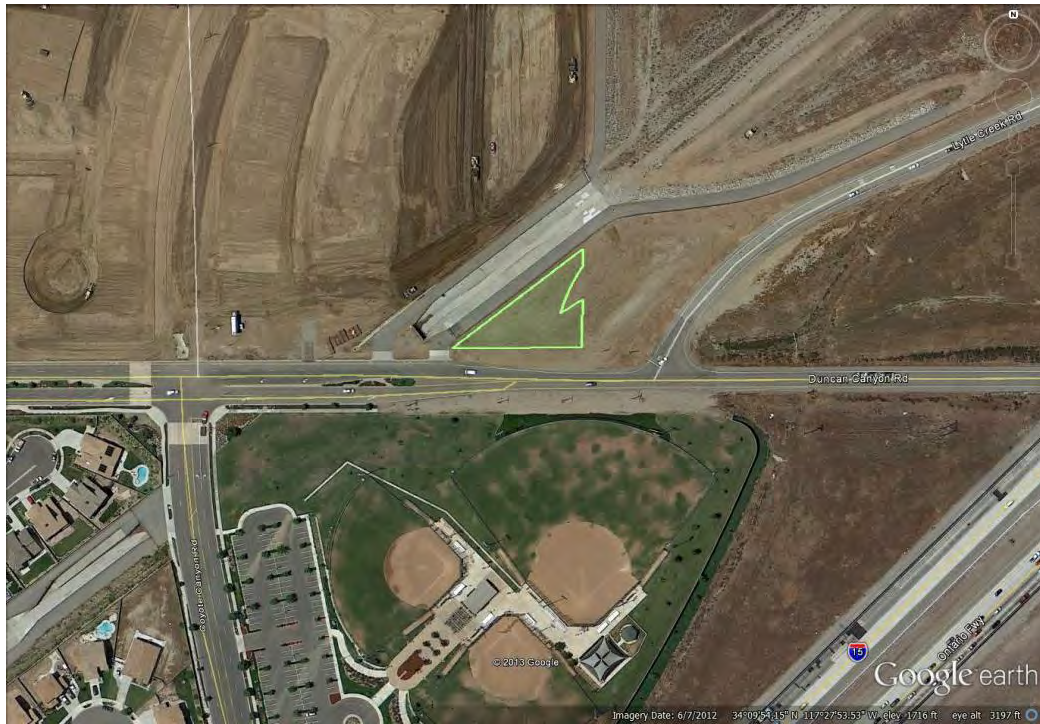
Due to the roadway uses, undevelopable nature, irregular shape, and inadequate sizes of these properties, it is not possible to determine a marketable value for the parcels.

The Successor Agency proposes to transfer title of these properties to the City to be used for storage or other uses.

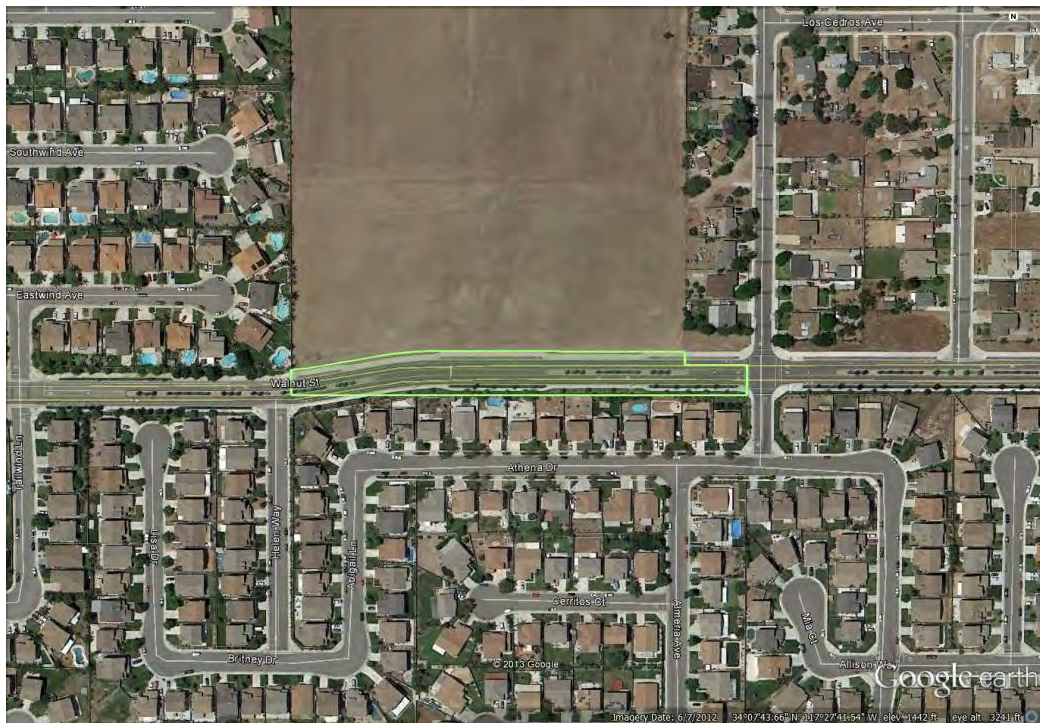


Successor Agency to the Fontana Redevelopment Agency

Long-Range Property Management Plan



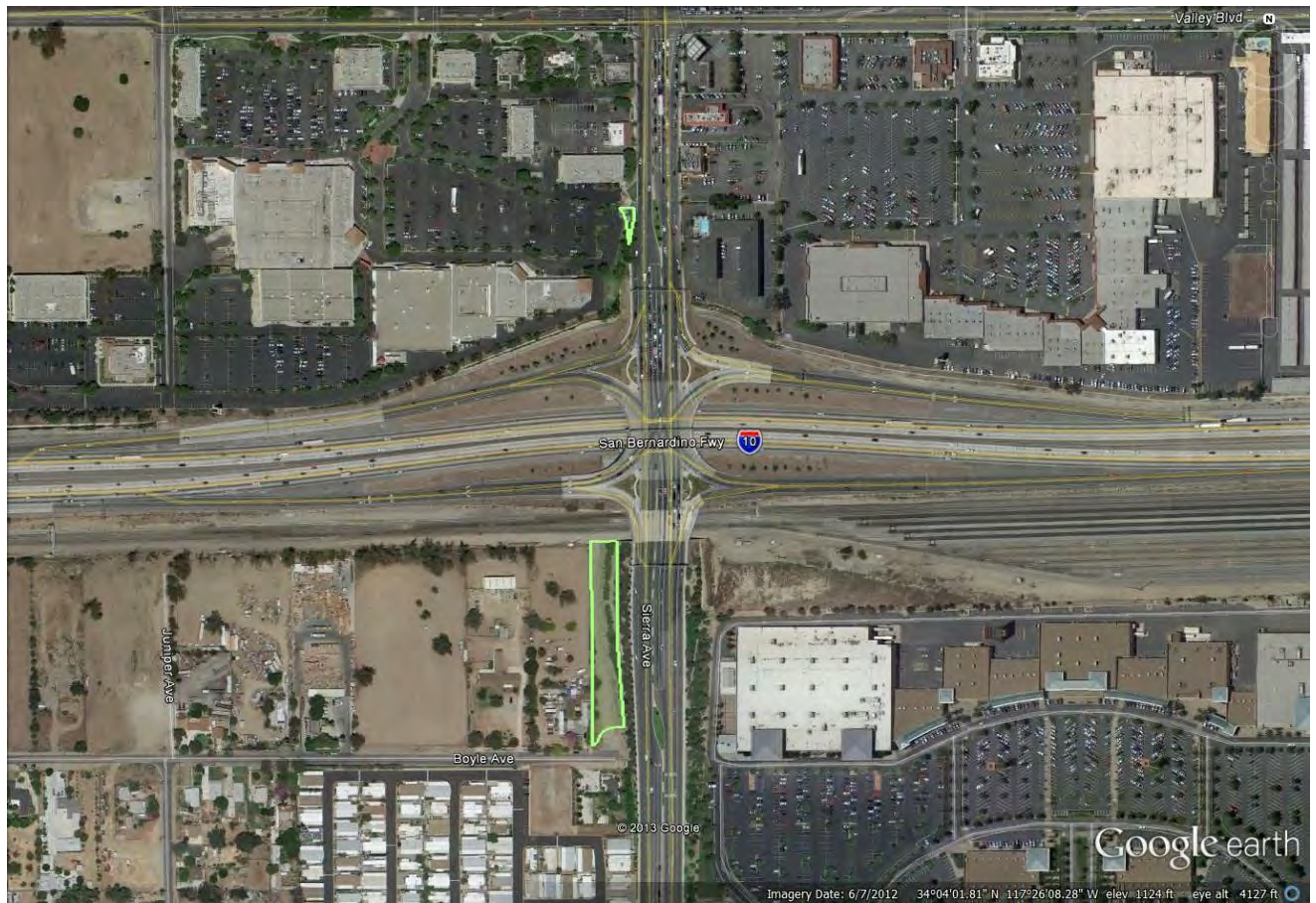
Property 103



Properties 101 and 116



Successor Agency to the Fontana Redevelopment Agency
Long-Range Property Management Plan



Properties 59 (south of I-10) and 92 (north of I-10)



**SOUTHRIDGE HILLSIDE FIRE ROAD AND OPEN SPACE
(PROPERTIES 76, 77, 84, 85, 86, 87, 89, AND 114)**

Address:	(See Property Inventory Data in Attachment 1)
APN:	(See Property Inventory Data in Attachment 1)
Lot Size:	(See Property Inventory Data in Attachment 1)
Acquisition Date:	(See Property Inventory Data in Attachment 1)
Value at Time of Purchase:	\$1,511,646 (Properties 77, 86, 87, & 114) N/A (Properties 76, 84, 85 & 89)
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Transfer to City for Public Purpose
Current Zoning:	Southridge Village Specific Plan (Open Space)
Estimated Current Value:	\$0
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- Expand the open space and conservation system, where feasible, to include private and public lands that offer multi-use open space and cultural resource opportunities.
- Preserve Natural Open Space in the San Gabriel Mountains and Jurupa Hills

Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition dates and value at time of acquisition.

This property is designated as open space and is comprised mostly of hillside area adjacent to the Southridge Village area of Fontana. The use of two of the properties, 85 and 86, is a fire road for fire protection access to Southridge Village. City staff has been involved with discussions with the San Gabriel Water Company to potentially transfer Property 87 to the Water Company for the development of additional water reservoirs.

Due to the open space designation and the prohibition from developing the land under its current zoning designation, the estimated market value for the property cannot be determined and is assumed to be \$0. All of these properties together are depicted in the shaded area on the map on the following page.



Successor Agency to the Fontana Redevelopment Agency

Long-Range Property Management Plan



DELHI SANDS FLOWER-LOVING FLY HABITAT (PROPERTIES 82 AND 113)

Address:	<i>No situs</i>
APN:	<i>19319227 & 19319231</i>
Lot Size:	<i>43.75 acres</i>
Acquisition Date:	<i>5/1/2006</i>
Value at Time of Purchase:	<i>N/A</i>
Property Type (DOF Category)	<i>Vacant Lot/Land</i>
Property Type (City Proposed)	<i>Transfer to City for Public Purpose</i>
Current Zoning:	<i>Southridge Village Specific Plan</i>
Estimated Current Value:	<i>\$0</i>
Advancement of Planning Objectives:	<i>Ensuring City's General Plan goal of "Conserve Natural Habitat and Protect Rare, Threatened and Endangered Species"</i>

This property is federally protected land pursuant to the United States Department of Interior, Fish and Wildlife Service and is not developable. Due to the status of the property, the estimated value is \$0.

The Biological Opinion from the United States Department of the Interior, Fish and Wildlife Service is included as Attachment 7 to the PMP. Pursuant to this document, legally-mandated conservation management of the property is required, and access to the property is restricted. Given the unique nature of the property, and the significant legal reporting and maintenance activities involved with the property, the Successor Agency proposes to transfer the property to the City to ensure that all of the required actions associated with this property occur.



Future Development

All properties listed below are proposed to be retained for future development purposes. A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under “Sale of Property”:

- **Date of Estimated Current Value:** May 2013.
- **Purpose of Acquisition:** to ensure development that is consistent with City General Plan goals.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property’s Potential for Transit Oriented Development:** None/not applicable.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the “Future Development” category.



CHAFFEY COLLEGE EXPANSION (PROPERTY 88)

Address:	8985 Olive, Fontana
APN:	19315119
Lot Size:	0.79 acres
Acquisition Date:	7/2/2004
Value at Time of Purchase:	\$500,000
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Properties for Schools
Current Zoning:	Medium Density Residential
Estimated Current Value:	\$185,269
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- *"Our City, independently and in collaboration with school and community college districts, provides a comprehensive education, training and job placement program to develop and maintain a competitive workforce"*
- *"High quality schools with adequate physical capacity are provided in all areas of our City"*

Chaffey College, the community college serving the Fontana area, wishes to expand its existing facility to provide expanded educational opportunities to the community, which is consistent with the planning objectives of the City. City and Chaffey College staff have been in discussions in recent years regarding the transfer of title of this property for the proposed expansion. City staff has an active letter of intent from Chaffey College to develop the property.

The Successor Agency proposes to transfer title of the property to Chaffey College for the proposed expansion.



Successor Agency to the Fontana Redevelopment Agency

Long-Range Property Management Plan



PROPOSED FITE DEVELOPMENT (PROPERTIES 20, 21, 22, 29, 30, AND 100)

Address:	<i>(See Property Inventory Data in Attachment 1)</i>
APN:	<i>(See Property Inventory Data in Attachment 1)</i>
Lot Size:	<i>(See Property Inventory Data in Attachment 1)</i>
Acquisition Date:	<i>(See Property Inventory Data in Attachment 1)</i>
Value at Time of Purchase:	\$1,454,900
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Properties for Sale
Current Zoning:	C-2 General Commercial
Proposed Sale/Estimated Current Value:	\$266,167
Proposed Sale Date:	Unknown

These properties were acquired by the former Agency for the purposes of a commercial development that would include a movie theater, an In n Out Burger, and retail uses. This project was included in the former Agency's 2009-2014 Implementation Plan and was a planned redevelopment project prior to redevelopment dissolution (Attachment 8 presents a page out of the Implementation Plan showing the project). The proposed development plans are included in the PMP as Attachment 9. The Successor Agency proposes to transfer these properties to the City for future development purposes.



Sale of Property

All properties listed below are proposed to be offered for sale. A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under “Sale of Property”:

- **Date of Estimated Current Value:** May 2013.
- **Purpose of Acquisition:** To ensure development that is consistent with City General Plan goals.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property’s Potential for Transit Oriented Development:** None/not applicable.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the “Sale of Property” category.



DOWNTOWN RESTAURANT (PROPERTIES 47 AND 49)

Address:	8651 & 8647 Sierra, Fontana
APN:	19215107 & 19215108
Lot Size:	0.14 acres
Acquisition Date:	2/29/2000 & 8/31/2004 (respectively)
Value at Time of Purchase:	\$360,000
Property Type (DOF Category)	Commercial
Property Type (City Proposed)	Properties for Sale
Current Zoning:	C-2 General Commercial
Proposed Sale/Estimated Current Value:	\$459,084
Proposed Sale Date:	Unknown
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- *"Our downtown promotes civic pride and provides ample opportunities for shopping, entertainment, recreation and community events, as well as "close-in" residential development."*
- *"Expanded commercial development at key locations throughout the City serves the needs of the community and captures earlier revenue losses to surrounding areas."*

The former redevelopment agency acquired two parcels in 2003 to ensure that uses consistent with the community's values and vision would be located in the downtown area. The Successor Agency proposes to offer these properties for sale for a potential restaurant in downtown Fontana.

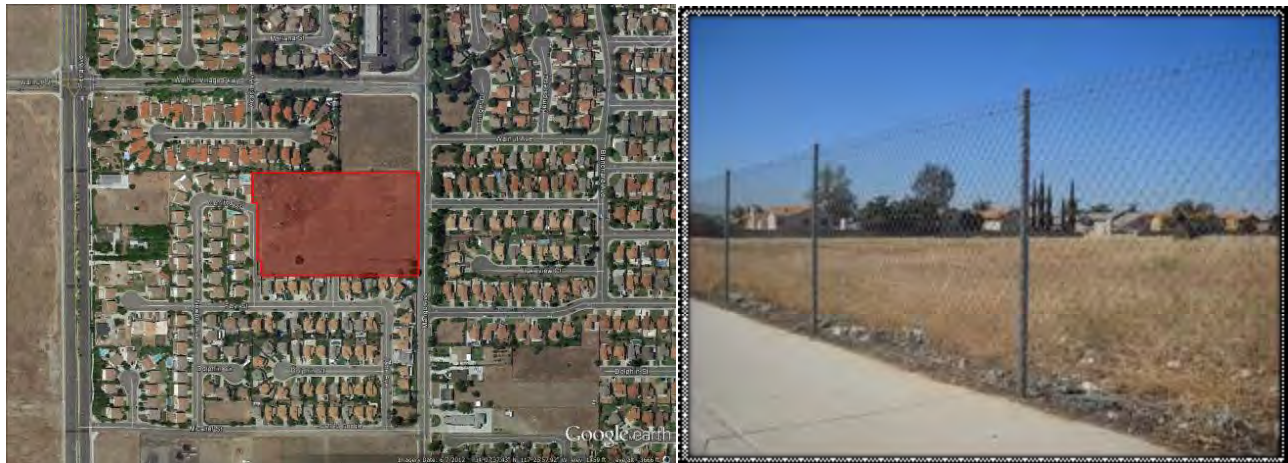


WALNUT VILLAGE (PROPERTIES 32, 33, 34, 35, 36, 37, 110, 111, AND 112)

Address:	(See Property Inventory Data in Attachment 1)
APN:	(See Property Inventory Data in Attachment 1)
Lot Size:	(See Property Inventory Data in Attachment 1)
Acquisition Date:	(See Property Inventory Data in Attachment 1)
Value at Time of Purchase:	N/A
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Properties for Sale
Current Zoning:	Walnut Village Specific Plan (Residential)
Proposed Sale/Estimated Current Value:	\$675,000
Proposed Sale Date:	Unknown

Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition dates and value at time of acquisition.

These properties were acquired by the former Agency for the purposes of residential development. Successor Agency staff has received a letter of intent from Grand Pacific Communities Corporation along with an appraisal of the property of \$675,000 (Attachment 10).



NEAR WESTECH COLLEGE (PROPERTIES 55, 56, 57, AND 58)

Address:	<i>(See Property Inventory Data in Attachment 1)</i>
APN:	<i>(See Property Inventory Data in Attachment 1)</i>
Lot Size:	<i>(See Property Inventory Data in Attachment 1)</i>
Acquisition Date:	<i>(See Property Inventory Data in Attachment 1)</i>
Value at Time of Purchase:	\$1,541,000
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Properties for Sale
Current Zoning:	C-2 General Commercial
Proposed Sale/Estimated Current Value:	\$422,284
Proposed Sale Date:	Unknown

These properties surround the new Westech College site. It is the Successor Agency's hope that Westech or other compatible uses will purchase and develop these properties. The Successor Agency proposes to offer these properties for sale.



Successor Agency to the Fontana Redevelopment Agency

Long-Range Property Management Plan

AUTO MALL PARCEL (PROPERTY 31)

Address:	6580 Oleander, Fontana
APN:	24001132
Lot Size:	0.83 acres
Acquisition Date:	12/16/2008
Value at Time of Purchase:	\$800,000
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Properties for Sale
Current Zoning:	C-2 General Commercial
Proposed Sale/Estimated Current Value:	\$212,422
Proposed Sale Date:	Unknown

This property will be offered for sale by the Successor Agency for potential commercial/retail development. This property is part of the Auto Center zoning overlay area and will be developed for commercial/retail purposes.



ADJACENT TO SPORTS PARK (PROPERTY 6)

Address:	6384 Knox, Fontana
APN:	22616419
Lot Size:	0.87 acres
Acquisition Date:	3/20/2009
Value at Time of Purchase:	N/A
Property Type (DOF Category)	Vacant Lot/Land
Property Type (City Proposed)	Properties for Sale
Current Zoning:	R-3 Multi-Family Residential
Proposed Sale/Estimated Current Value:	\$204,030
Proposed Sale Date:	Unknown

This property is adjacent to the proposed Sports Park and is proposed to be offered for sale.



Properties Retained For Purposes Of Fulfilling An Enforceable Obligation

All properties listed below are proposed to be retained for the purposes of fulfilling an Enforceable Obligation, as defined in AB x1 26. A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under “Properties Retained for the Purposes of Fulfilling and Enforceable Obligation”:

- **Date of Estimated Current Value:** May 2013.
- **Purpose of Acquisition:** To ensure development that is consistent with City General Plan goals.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property’s Potential for Transit Oriented Development:** None/not applicable.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the “Properties Retained for the Purposes of Fulfilling and Enforceable Obligation” category.



Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan

PROPOSED WESTECH COLLEGE EXPANSION (PROPERTY 104)

Address:	<i>No situs address</i>
APN:	<i>19323412</i>
Lot Size:	<i>0.36 acres</i>
Acquisition Date:	<i>7/9/2003</i>
Value at Time of Purchase:	<i>\$82,500</i>
Property Type (DOF Category)	<i>Vacant Lot/Land</i>
Property Type (City Proposed)	<i>Transfer to City - Covered Agreement</i>
Current Zoning:	<i>C-2 General Commercial</i>
Estimated Current Value:	<i>\$48,300</i>
Advancement of Planning Objectives:	<i>Ensuring City's General Plan goal of "Our City, independently and in collaboration with school and community college districts, provides a comprehensive education, training and job placement program to develop and maintain a competitive workforce"</i>

The Successor Agency entered into an easement agreement and right of first refusal to purchase for a proposed parking lot for Westech College with Dix Development. The property includes a remnant parcel with extensive utility easements that significantly limit its use. A copy of the agreement is attached as Attachment 11. The property was appraised at \$48,300 (see agreement). Due to the fact that this agreement was approved by the Successor Agency and its Oversight Board and entered into prior to the enactment of AB 1484, this agreement is an enforceable obligation of the Successor Agency and the Successor Agency is required to complete the sale pursuant to the terms of the agreement.



Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan

PROPOSED RESTAURANT PAD AT HILTON GARDEN INN HOTEL (PROPERTY 99)

Address:	<i>No situs address</i>
APN:	<i>19437124</i>
Lot Size:	<i>0.87 acres</i>
Acquisition Date:	<i>2/14/2007</i>
Value at Time of Purchase:	<i>N/A</i>
Property Type (DOF Category)	<i>Vacant Lot/Land</i>
Property Type (City Proposed)	<i>Transfer to City – Covered Agreement</i>
Current Zoning:	<i>M-1 Light Industrial</i>
Estimated Current Value:	<i>\$200,000</i>

The former Agency entered into an agreement the Sierra Hotel Group on June 1, 2007 to develop this property. This agreement was subsequently amended several times, with the most recent amendment being approved by the Oversight Board at its regular meeting in June 2012. The agreed upon price, based upon market value, is \$200,000. A copy of the approved agreement is provided as Attachment 12 to the PMP.

As such, this agreement represents an enforceable obligation for the Successor Agency to complete the sale of this property.



ATTACHMENTS

- 1 - Property Inventory Data (DOF Form)**
- 2 - Valuation Methodology**
- 3 – Excerpt from 2009-2014 Implementation Plan (Central Park)**
- 4 – Excerpt from North Fontana Redevelopment Plan (Sports Park)**
- 5 – Excerpt from 2009-2014 Implementation Plan (Sports Park)**
- 6 – Excerpt from Implementation Plan (SCE Easements)**
- 7 – Delhi Sands Flower-Loving Fly Biological Opinion**
- 8 – Excerpt from 2009-2014 Implementation Plan (Fite Development)**
- 9 – Fite Development Plans**
- 10 – Letter of Intent (Walnut Village)**
- 11 – Letter of Intent for Property 104 (Westech College)**
- 12 – Hilton Gardens Restaurant Pad Agreement**



Attachment 1 - Property Inventory Data (DOF Form)

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Permissible Use Detail	Property Type (City's Categories)	Acquisition Date	Value at Time of Purchase *	Estimated Current Value	Value Basis (DOF Categories)	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)
1	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/19/2006	\$ 16,118,317	\$6,189,446	Market				210 Sports Park	6326 COOPER	22618217	0.89
2	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	8/13/2009	Total for all	Total for all	Market	5/13/2013	N/A	N/A	210 Sports Park	6327 KNOX	22618214	0.89
3	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	10/11/2005	Sports Park	Sports Park	Market	5/13/2013	N/A	N/A	210 Sports Park	6396 CATAWBA	22618419	0.89
4	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	7/1/2005	Properties	Properties	Market	5/13/2013	N/A	N/A	210 Sports Park	6389 COOPER	22618433	0.63
5	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/10/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6392 COOPER	22618220	0.89
7	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6364 CATAWBA	22618418	0.87
8	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	11/22/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6373 COOPER	22618410	0.87
9	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6364 COOPER	22618219	0.89
10	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/1/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6373 KNOX	22618212	0.87
11	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	1/26/2009	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6409 KNOX	22618210	0.83
12	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	8/16/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6314 CATAWBA	22618415	0.89
13	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	4/18/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6313 COOPER	22618414	0.89
14	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/6/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	15749 SIERRA LAKES	22618216	0.89
15	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/29/2007	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6326 CATAWBA	22618416	0.89
16	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	2/9/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6327 COOPER	22618413	0.44
17	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	11/13/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6313 KNOX	22618215	0.89
18	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/1/2007	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6371 KNOX	22618227	0.44
19	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6401 COOPER	22618438	0.58
23	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/8/2009	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6335 COOPER	22618412	0.44
24	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/22/2009	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6354 CATAWBA	22618417	0.87
25	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/25/2007	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6349 COOPER	22618411	0.89
26	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/5/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6354 COOPER	22618218	0.89
27	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	7/16/2007	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6377 KNOX	22618226	0.44
28	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	11/13/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6429 KNOX	22618209	0.83
91	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6402 CATAWBA	22618420	0.87
94	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6406 COOPER	22618221	0.89
95	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6405 COOPER	22618437	0.57
96	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6430 COOPER	22618222	0.87
97	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6411 COOPER	22618407	0.81
98	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6428 CATAWBA	22618421	0.88
102	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	1/21/2011	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	210 FREEWAY	22618229	1.56
6	Vacant Lot/Land	Sale of Property	Sale of property	3-Properties For Sale	3/20/2009	See total for 1	\$204,030	Market	5/13/2013	N/A	N/A	210 Sports Park, as part of several parcels	6384 KNOX	22616419	0.87
47	Commercial	Sale of Property	Downtown restaurant	3-Properties For Sale	7/2/2003	See total for 49	See total for 49	Market	5/13/2013	Unknown	Unknown	Future Restaurant Space	8651 SIERRA	19215107	0.07
49	Commercial	Sale of Property	Downtown restaurant	3-Properties For Sale	7/2/2003	\$ 360,000	\$459,084	Market	5/13/2013	Unknown	Unknown	Future Restaurant Space	8647 SIERRA	19215108	0.07

LONG RANGE PROPERTY MANAGEMENT PLAN

		H 1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	\$6,189,446	0	N/A	N/A	None	Project identified in North Fontana Redevelopment Plan and 2009-2014 Implementation Plan; General Plan goal - "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City & Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City	RDA acquired properties and planned Sports Park for __ years. Process to develop park continuing and community input meetings concluded at the time of dissolution
2	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	Total for all	0	N/A	N/A	None	Same as 1	Same as 1
3	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	Sports Park	0	N/A	N/A	None	Same as 1	Same as 1
4	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	Properties	0	N/A	N/A	None	Same as 1	Same as 1
5	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
7	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
8	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
9	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
10	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
11	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
12	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
13	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
14	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
15	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
16	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
17	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
18	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
19	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
23	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
24	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
25	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
26	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
27	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
28	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
91	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
94	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
95	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
96	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
97	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
98	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
102	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
6	Vacant Lot/Land	Sale of Property	R-3 Multi Family Residential	\$204,030	0	N/A	N/A	None		Same as 1
47	Commercial	Sale of Property	C-2 General Commercial	See total for 49	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay and General plans goals: "Our downtown promotes civic pride and provides ample opportunities for shopping, entertainment, recreation and community events, as well as "close-in" residential development" & "Expanded commercial development at key locations throughout the City serves the needs of the community and captures earlier revenue losses to surrounding areas."	
49	Commercial	Sale of Property	C-2 General Commercial	\$459,084	0	N/A	N/A	None	Same as above	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Permissible Use Detail	Property Type (City's Categories)	Acquisition Date	Value at Time of Purchase *	Estimated Current Value	Value Basis (DOF Categories)	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)
48	Parking Lot/Structure	Governmental Use	Public parking	1-Transfer to City for Public Purpose	7/2/2003	See total for 49	\$20,474	Market	5/13/2013	N/A	N/A	Future Restaurant Parking Lot	0 WHEELER	19215122	0.08
43	Public Building	Governmental Use	Historically preserved performance theater, addition	1-Transfer to City for Public Purpose	2/29/2000	\$ 203,043	See total for 44	Market	5/13/2013	N/A	N/A	Center Stage Theater	8457 SIERRA	19204105	0.11
44	Public Building	Governmental Use	Historically preserved performance theater	1-Transfer to City for Public Purpose	8/31/2004	\$ 652,000	\$401,979	Market	5/13/2013	N/A	N/A	Center Stage Theater	8463 SIERRA	19204104	0.27
45	Parking Lot/Structure	Governmental Use	Parking lot for public buildings	1-Transfer to City for Public Purpose	1/14/2004	\$ 728,482	\$0	Market	5/13/2013	N/A	N/A	Parking Lot	16940 ARROW	19204102	0.11
46	Public Building	Governmental Use	Community Services Building	1-Transfer to City for Public Purpose	4/11/2006	\$ 1,425,067	\$2,041,968	Market	5/13/2013	N/A	N/A	Community Services Building	16860 VALENCIA	19127437	0.25
93	Parking Lot/Structure	Governmental Use	Parking lot adjacent to Fire Station 71	1-Transfer to City for Public Purpose	12/1/2010	\$ 469,414	\$0	Market	5/13/2013	N/A	N/A	Additional parking for expanded/rebuilt Fire Station	16966 ARROW	19204221	0.20
105	Public Building	Governmental Use	Human Resources/Chamber of Commerce Building	1-Transfer to City for Public Purpose	10/24/2001	\$ 1,050,000	\$838,589	Market	5/13/2013	N/A	N/A	Human Resources/Chamber of Commerce Building	8491 SIERRA	19204103	0.43
106	Parking Lot/Structure	Governmental Use	Parking lot for public buildings	1-Transfer to City for Public Purpose	10/24/2001	included above	\$0	Market	5/13/2013	N/A	N/A	Parking Lot	16948 ARROW	19204101	0.50
39	Vacant Lot/Land	Governmental Use	Central Park	1-Transfer to City for Public Purpose	7/14/2009	\$ 1,495,000	\$1,116,304	Market	5/13/2013	N/A	N/A	Central Park	8320 CYPRESS	19107152	1.12
40	Vacant Lot/Land	Governmental Use	Central Park	1-Transfer to City for Public Purpose	7/2/2009	\$ 1,400,000	See total for 39	Market	5/13/2013	N/A	N/A	Central Park	0	19107154	3.42
41	Vacant Lot/Land	Governmental Use	Central Park	1-Transfer to City for Public Purpose	7/1/2009	\$ 415,000	See total for 39	Market	5/13/2013	N/A	N/A	Central Park	8334 CYPRESS	19107150	0.22
88	Vacant Lot/Land	Future Development	Chaffey College	4-Properties For Schools	7/2/2004	\$ 500,000	\$185,269	Market	5/13/2013	N/A	N/A	Phase IV expansion of Chaffey College	8985 OLIVE	19315119	0.79
54	Residential	Governmental Use	Option House - Housing Authority	2-Transfer to City Covered Agreement	9/12/2000	\$ 300,425	\$957,520	Market	5/13/2013	N/A	N/A	Multi-Family Housing/Fontana PD program run at this location	8996 OLIVE	19313114	0.43

LONG RANGE PROPERTY MANAGEMENT PLAN

		H 1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
48	Parking Lot/Structure	Governmental Use	C-2 General Commercial	\$20,474	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay and General Plan goal: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City"	N/A
43	Public Building	Governmental Use	P-PF Public Facilities	See total for 44	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
44	Public Building	Governmental Use	P-PF Public Facilities	\$401,979	0	N/A	N/A	None	Same as above	N/A
45	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay and General Plan goal: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City"	N/A
46	Public Building	Governmental Use	P-PF Public Facilities	\$2,041,968	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
93	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay and General Plan goal: "Our law enforcement and fire protection services meet our population's public safety needs and contribute to a sense of safety and high quality of life in our community"	N/A
105	Public Building	Governmental Use	P-PF Public Facilities	\$838,589	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
106	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay	N/A
39	Vacant Lot/Land	Governmental Use	R-2 Medium Density Residential	\$1,116,304	0	N/A	N/A	None	General Plan goals: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City", "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City &"Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	Park is planned redevelopment project per the Implementation Plan.
40	Vacant Lot/Land	Governmental Use	R-2 Medium Density Residential	See total for 39	0	N/A	N/A	None	Same as above	Same as above
41	Vacant Lot/Land	Governmental Use	R-2 Medium Density Residential	See total for 39	0	N/A	N/A	None	Same as above	Same as above
88	Vacant Lot/Land	Future Development	R-2 Medium Density Residential	\$185,269	0	N/A	N/A	None	Boulevard Overlay and General plan goals: "Our City, independently and in collaboration with school and community college districts, provides a comprehensive education, training and job placement program to develop and maintain a competitive workforce" & "High quality schools with adequate physical capacity are provided in all areas of our City"	City staff in negotiations with Chaffey College to transfer property
54	Residential	Governmental Use	R-2 Medium Density Residential	\$957,520	0	N/A	N/A	None		N/A

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)						SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Permissible Use Detail	Property Type (City's Categories)	Acquisition Date	Value at Time of Purchase *	Estimated Current Value	Value Basis (DOF Categories)	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)
20	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	11/9/2005	\$ 150,000	\$266,167	Market	5/13/2013	Unknown	Unknown	Theater Development	15957 HIGHLAND	22830106	0.20
21	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	7/3/2006	\$ 235,000	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	15929 HIGHLAND	22830103	0.20
22	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	12/2/2005	\$ 360,000	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	15919 HIGHLAND	22830102	0.20
29	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	3/13/2006	\$ 259,000	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	15977 HIGHLAND	22830108	0.20
30	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	10/18/2005	\$ 430,000	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	15967 HIGHLAND	22830107	0.20
100	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	7/27/2011	\$ 20,900	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	HIGHLAND	22830152	0.04
59	Vacant Lot/Land	Governmental Use	Undevelopable parcel, transfer to City	5-Remnant Properties	9/21/1999	N/A	\$0	Market	5/13/2013	N/A	N/A	1-10 Slope	0 SIERRA	19338101	0.84
116	Roadway/Walkway	Governmental Use	Walnut Avenue ROW	5-Remnant Properties	1/21/2004	\$ 215,000	\$0	Market	5/13/2013	N/A	N/A	Walnut Avenue ROW	6898 ALMERIA	22807206	0.17
101	Roadway/Walkway	Governmental Use	Walnut Avenue ROW	5-Remnant Properties	12/17/2005	N/A	\$0	Market	5/13/2013	N/A	N/A	Walnut Avenue ROW	0	22806126	1.46
42	Parking Lot/Structure	Governmental Use	Art depot (historic building), rose garden, & parking lot	1-Transfer to City for Public Purpose	8/31/2004	\$ 272,153	\$0	Market	5/13/2013	N/A	N/A	Historic Building Preservation	0 SPRING	19116126	1.21
55	Vacant Lot/Land	Sale of Property	Near Westech College	3-Properties For Sale	11/8/2004	\$ 460,000	\$422,284	Market	5/13/2013	Unknown	Unknown	Vacant Lot Next to PAC	9432 SIERRA	19323409	1.02
56	Vacant Lot/Land	Sale of Property	Near Westech College	3-Properties For Sale	11/29/2006	w/ 193-243-04	See total for 55	Market	5/13/2013	Unknown	Unknown	Vacant Lot -West Tech Project	0	19324303	0.21
57	Vacant Lot/Land	Sale of Property	Near Westech College	3-Properties For Sale	11/29/2006	w/ 193-243-04	See total for 55	Market	5/13/2013	Unknown	Unknown	West Tech. Project	16844 HOLLY	19324305	0.21
58	Vacant Lot/Land	Sale of Property	Near Westech College	3-Properties For Sale	11/29/2006	\$ 1,081,000	See total for 55	Market	5/13/2013	Unknown	Unknown	West Tech. Project	16834 HOLLY	19324304	0.21
104	Vacant Lot/Land	Fulfill Enforceable Obligation	Sale to Westech for medical campus	2-Transfer to City Covered Agreement	7/9/2003	\$ 82,500	\$48,300	Appraised	10/11/2011	\$48,300	Unknown	Vacant Lot Next to PAC	0 SIERRA	19323412	0.38
50	Parking Lot/Structure	Governmental Use	Veteran Park West Parking Lot	1-Transfer to City for Public Purpose	9/27/2005	\$ 550,000	\$0	Market	5/13/2013	N/A	N/A	Veteran West Parking Lot	8955 MANGO	19404104	0.48
51	Parking Lot/Structure	Governmental Use	Veteran Park West Parking Lot	1-Transfer to City for Public Purpose	9/27/2005	\$ 475,000	\$0	Market	5/13/2013	N/A	N/A	Veteran West Parking Lot	8993 MANGO	19404101	0.86
52	Parking Lot/Structure	Governmental Use	Veteran Park West Parking Lot	1-Transfer to City for Public Purpose	9/27/2005	\$ 425,000	\$0	Market	5/13/2013	N/A	N/A	Veteran West Parking Lot	8967 MANGO	19404103	0.45
53	Parking Lot/Structure	Governmental Use	Veteran Park West Parking Lot	1-Transfer to City for Public Purpose	9/29/2006	\$ 475,000	\$0	Market	5/13/2013	N/A	N/A	Veteran West Parking Lot	8977 MANGO	19404102	0.48
32	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	\$675,000	Appraised	Dec-12	\$675,000	Unknown	North Mango	0 MANGO	24013205	0.67
33	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0	24013202	0.90
34	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	6982 MANGO	24013203	0.39
35	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	7006 MANGO	24013206	0.26

LONG RANGE PROPERTY MANAGEMENT PLAN

		H ₁ (C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
20	Vacant Lot/Land	Future Development	C-2 General Commercial	\$266,167	0	N/A	N/A	None	Planned project identified in the 2009-2014 Implementation Plan.	Fite Development project was planned at time of dissolution. Development will include movie theater & In 'N Out Burger. Other parcels that are part of the development are privately owned.
21	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
22	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
29	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
30	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
100	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
59	Vacant Lot/Land	Governmental Use	R-MU Regional Mixed Use	\$0	0	N/A	N/A	None		N/A
116	Roadway/Walkway	Governmental Use	R-1 Single Family Residential	\$0	0	N/A	N/A	None		N/A
101	Roadway/Walkway	Governmental Use	R-1 Single Family Residential	\$0	0	N/A	N/A	None		N/A
42	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
55	Vacant Lot/Land	Sale of Property	C-2 General Commercial	\$422,284	0	N/A	N/A	None	Same as 104	N/A
56	Vacant Lot/Land	Sale of Property	C-2 General Commercial	See total for 55	0	N/A	N/A	None	Same as 104	N/A
57	Vacant Lot/Land	Sale of Property	C-2 General Commercial	See total for 55	0	N/A	N/A	None	Same as 104	N/A
58	Vacant Lot/Land	Sale of Property	C-2 General Commercial	See total for 55	0	N/A	N/A	None	Same as 104	N/A
104	Vacant Lot/Land	Fulfill Enforceable Obligation	C-2 General Commercial	\$48,300	N/A	N/A	N/A	None	General Plan goal - "Our City, independently and in collaboration with school and community college districts, provides a comprehensive education, training and job placement program to develop and maintain a competitive workforce." Boulevard Overlay	Dix Development has existing agreement with "first right of refusal" for property. Property is remnant parcel with utility easements. Existing agreement for proposed parking lot for Westech.
50	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	General Plan goal: "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
51	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Same as above	N/A
52	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Same as above	N/A
53	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Same as above	N/A
32	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	\$675,000	0	N/A	N/A	None		Grand Pacific Communities proposes the development of single family homes
33	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
34	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
35	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)						SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Permissible Use Detail	Property Type (City's Categories)	Acquisition Date	Value at Time of Purchase *	Estimated Current Value	Value Basis (DOF Categories)	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)
36	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0 EMERALD	24034174	0.18
37	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0 EMERALD	24034173	0.20
110	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0	24013201	1.77
111	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0	24013204	0.97
112	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0 ACACIA	24034172	0.17
31	Vacant Lot/Land	Sale of Property	Potential Commercial/Retail Development, Auto Mall Property	3-Properties For Sale	12/16/2008	\$ 800,000	\$212,422	Market	5/13/2013	Unknown	Unknown	Auto mall property	6580 OLEANDER	24001132	0.83
38	Parking Lot/Structure	Governmental Use	Bill Martin Park parking lot	1-Transfer to City for Public Purpose	8/22/2005	\$ 600,000	\$0	Market	5/13/2013	N/A	N/A	Vacant Lot next Bill Martin Park	7871 CYPRESS	19010110	1.17
90	Public Building	Governmental Use	Fontana Community Senior Center	1-Transfer to City for Public Purpose	1/23/2008	N/A	\$4,344,500	Market	5/13/2013	N/A	N/A	Senior Center	16710 CERES	19129127	2.05
92	Roadway/Walkway	Governmental Use	I-10 interchange	2-Transfer to City Covered Agreement	5/22/2002	N/A	\$0	Market	5/13/2013	N/A	N/A	1-10 Slope	0	25120107	0.04
99	Vacant Lot/Land	Fulfill Enforceable Obligation	Restaurant pad in front of Hilton Gardens Hotel	2-Transfer to City Covered Agreement	2/14/2007	N/A	\$200,000	Market	5/13/2013	N/A	N/A	Restaurant pad / Hilton Gardens	0 SIERRA	19437124	0.87
103	Vacant Lot/Land	Governmental Use	Undevelopable parcel at I-15 interchange	5-Remnant Properties	5/16/2011	\$ 163,043	\$0	Market	5/13/2013	N/A	N/A	Duncan Canyon Interchange	DUNCAN CANYON	22607547	0.30
62	Public Building	Governmental Use	Shadow Hills Elementary, transfer to school district	4-Properties For Schools	6/2/1989	N/A	\$0	Market	5/13/2013	N/A	N/A	Shadow Park School	14300 SHADOW	23621147	6.00
61	Park	Governmental Use	Shadow Park, adjacent to school	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Shadow Park	0	23621145	5.89
64	Vacant Lot/Land	Governmental Use	Shadow Park, adjacent to school	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Shadow Park	0	23621146	6.54
81	Public Building	Governmental Use	Oak Park Elementary, transfer to school district	4-Properties For Schools	6/2/1989	\$ 70,359	\$0	Market	5/13/2013	N/A	N/A	Oak Park School	14200 LIVE OAK	23622539	6.00
60	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	5/31/1985	\$ 110,000	\$0	Market	5/13/2013	N/A	N/A	SCE /Southridge	0 CHERRY	23720106	10.31
63	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	11/20/1987	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / South ridge	0	19339129	18.78
65	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	11/20/1987	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / South ridge	0	19340125	12.70
66	Park	Governmental Use	Park space under power lines	1-Transfer to City for Public Purpose	11/20/1987	\$ 139,931	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	19340117	6.11
67	Park	Governmental Use	Park space under power lines	1-Transfer to City for Public Purpose	11/20/1987	\$ 271,847	\$0	Market	5/13/2013	N/A	N/A	SCE / South ridge	0	19340116	11.88
68	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	11/20/1987	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / South ridge	0	19340124	3.62
69	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23621143	3.73

LONG RANGE PROPERTY MANAGEMENT PLAN

		H 1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
36	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
37	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
110	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
111	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
112	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
31	Vacant Lot/Land	Sale of Property	C-2 General Commercial	\$212,422	0	N/A	N/A	None	Auto Center Overlay	No formal proposal
38	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	General Plan goal: "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
90	Public Building	Governmental Use	P-PF Public Facilities	\$4,344,500	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
92	Roadway/Walkway	Governmental Use	C-2 General Commercial	\$0	0	N/A	N/A	None	Boulevard Overlay	N/A
99	Vacant Lot/Land	Fulfill Enforceable Obligation	M-1 Light Industrial	\$200,000	0	N/A	N/A	None		Amended and Restated Disposition and Development Agreement with Hilton Gardens to purchase property for restaurant
103	Vacant Lot/Land	Governmental Use	PC Residential Planned Communi	\$0	0	N/A	N/A	None		N/A
62	Public Building	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goal of "high quality schools with adequate physical capacity are provided in all areas of our City"	N/A
61	Park	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goals: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City", "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City &"Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
64	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None		N/A
81	Public Building	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goal of "high quality schools with adequate physical capacity are provided in all areas of our City",	N/A
60	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	ent holders, there are opportunities for recreational u	N/A
63	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as above	N/A
65	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
66	Park	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	General Plan goal: "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
67	Park	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
68	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as 60	N/A
69	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Permissible Use Detail	Property Type (City's Categories)	Acquisition Date	Value at Time of Purchase *	Estimated Current Value	Value Basis (DOF Categories)	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)
70	Park	Governmental Use	Chaparral Park	1-Transfer to City for Public Purpose	7/19/1983	\$ 890,000	\$0	Market	5/13/2013	N/A	N/A	SCE /Southridge	0	23651162	5.97
115	Park	Governmental Use	Chaparral Park	1-Transfer to City for Public Purpose	7/19/1983	\$ 38,856	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23651258	2.01
71	Park	Governmental Use	Chaparral Park	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23651161	0.60
72	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	10/7/1999	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23741106	10.53
73	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	1/3/1985	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23738159	7.42
74	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23621151	2.59
75	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23621155	5.47
78	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23622532	1.96
79	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	10/19/1989	\$ 32,000	\$0	Market	5/13/2013	N/A	N/A	Southridge	0 BRONZE	23739183	0.43
80	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23622525	5.68
83	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23622521	1.97
76	Vacant Lot/Land	Governmental Use	Southridge Hillside, open space	1-Transfer to City for Public Purpose	10/7/1999	N/A	\$0	Market	5/13/2013	N/A	N/A	Southridge Hillside	0	19355430	4.45
77	Vacant Lot/Land	Governmental Use	Southridge Hillside, open space	1-Transfer to City for Public Purpose	10/7/1999	\$ 75,697	\$0	Market	5/13/2013	N/A	N/A	Southridge Hillside	0	19319208	10.33
87	Vacant Lot/Land	Governmental Use	Southridge Hillside, open space	2-Transfer to City Covered Agreement	10/7/1999	\$ 385,816	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	19339134	50.00
89	Vacant Lot/Land	Governmental Use	Southridge Hillside, open space	1-Transfer to City for Public Purpose	10/7/1999	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23741115	176.51
85	Roadway/Walkway	Governmental Use	Southridge Hillside, fire protection road	1-Transfer to City for Public Purpose	11/14/1986	N/A	\$0	Market	5/13/2013	N/A	N/A	Fire protection road in Southridge	0	23733154	0.31
86	Roadway/Walkway	Governmental Use	Southridge Hillside, fire protection road	1-Transfer to City for Public Purpose	6/30/1986	\$ 1,000	\$0	Market	5/13/2013	N/A	N/A	Fire protection road in Southridge	0	23733126	0.09
82	Vacant Lot/Land	Governmental Use	Transfer to City under Fish & Wildlife, Delhi Fly habitat preservation	6-Fish & Wildlife Properties	5/1/2006	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	19319227	29.15
84	Vacant Lot/Land	Governmental Use	Transferred to City for Open Space	1-Transfer to City for Public Purpose	1/3/1985	N/A	\$0	Market	5/13/2013	N/A	N/A	Southridge park	0	23721218	9.65
113	Vacant Lot/Land	Governmental Use	Transfer to City under Fish & Wildlife, Delhi Fly habitat preservation	6-Fish & Wildlife Properties	5/1/2006	N/A	\$0	Market	5/13/2013	N/A	N/A	Southridge	0 PECAN	19319231	14.60
114	Vacant Lot/Land	Governmental Use	Transferred to City for Open Space	1-Transfer to City for Public Purpose	2/15/2006	\$ 1,049,133	\$0	Market	5/13/2013	N/A	N/A	Southridge Hills behind Fiesta homes	None	19319234	150.00
* - Value for Sports Park aggregated due to parcel changes. "N/A" indicates that information was unavailable.															

LONG RANGE PROPERTY MANAGEMENT PLAN

		H 1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type (DOF Categories)	Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
70	Park	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goals: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City", "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City &"Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
115	Park	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
71	Park	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	General Plan goal: "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
72	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
73	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
74	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
75	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
78	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
79	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as 60	N/A
80	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
83	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
76	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goals: "Expand the open space and conservation system, where feasible, to include private and public lands that offer multi-use open space and cultural resource" & Preserve Natural Open Space in the San Gabriel Mountains and Jurupa Hills opportunities.	N/A
77	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
87	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	San Gabriel Valley Water Company for additional water reservoirs
89	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
85	Roadway/Walkway	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
86	Roadway/Walkway	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
82	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	Wildlife Habitat - environmentally protected property	None	General Plan goal: "Conserve Natural Habitat and Protect Rare, Threatened and Endangered Species"	Protected Delhi Sands Flower-loving Fly Habitat per US Dept. of Fish and Game
84	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A		None	Same as 76	N/A
113	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	Wildlife Habitat - environmentally protected property	None	Same as 82	Same as 82
114	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as 76	N/A
* - Value for Sports Park aggregated due to parcel d										

Attachment 2 - Valuation Methodology

Valuation Methodology

Background

Health and Safety Code Section 34191.5 (c) requires that the PMP contain an estimate of current value for each property. In the absence of appraisal information, and due to the extraordinary cost of completing appraisals for over 100 properties, the Successor Agency has employed the following methodology to estimate the current value of those properties for which an appraisal had not previously been prepared.

Data Sources Employed

The following data sources were researched and analyzed for all land use/zoning types of property:

- Comparable sales data obtained from Costar, as researched in May 2013;
- Cushman and Wakefield 4th Quarter 2012 and 1st Quarter 2013 Market Reports, Office, Inland Empire
- California Investment Report, 4th Quarter 2012, Cassidy Turley, Commercial Real Estate Services
- 2012-13 San Bernardino County Assessment Roll

In addition, the following two real estate professionals were consulted with for various land use types:

- Terri Mau, real estate professional and West Inland Empire specialist, Rainbow Realty
- Jim Draughon, Economic Development professional and licensed real estate broker, RSG

Methodology

Comparable sales by specific land use type and lot size/building size were run for each zoning category of property that the former Agency owns. An average price per square foot was calculated based upon these comparable sales.

In order to verify the accuracy of the comparable data, comparable sales in surrounding cities were analyzed and an average price per square foot was determined with adjustment factors applied to reflect prices in Fontana utilizing the market reports referenced above. More specifically, lease rates for commercial properties in Fontana and surrounding cities were compared to determine the percentage difference between rates in Fontana vs. other nearby communities. This percentage difference was then applied to the price per square foot that could be determined for adjacent cities to estimate the price per square foot for similar properties in Fontana. This is referred to as a “geographical adjustment” in order to estimate current values in Fontana.

In other instances, comparable sales within Fontana were identified but were not current. Therefore, the historical change in land values obtained from the Cassidy Turley report (cited above) were applied to estimate the current price square foot of both vacant and improved property.

The table below represents the average price per square foot of the zoning categories and land use types analyzed for all properties:

Property Type	Value	Notes
Office	\$106.35 per square foot	Source: comparable sales, Costar, May 2013. 5% reduction in value on Senior Center for limited adaptability to office use. Source: comparable sales, Costar, May 2013 Source: comparable sales, Rainbow Realty, May 2013 Source: comparable sales, Rainbow Realty, May 2013 Source: comparable sales, Costar, May 2013 Source: comparable sales, Costar, May 2013
Restaurant	\$97.47 per square foot	
Vacant Land, Residential	\$5.38 per square foot	
Vacant Land, Commercial	\$5.88 per square foot	
Vacant Land, Light Industrial	\$6.03 per square foot	
Multi-family residential	\$95.752 per unit	
Theater - Land	\$6.10 per square foot	Source: due to the unique nature of the building (historic theater), 2012-13 assessed value of California Theater in the City of San Bernardino, pursuant to the San Bernardino County Assessment Roll.
Theater - Improvements	\$45.50 per square foot	
Theater - Improvements	\$966.32 per seat	
Theater - Total	\$401,979	Using average of per square foot and per seat valuations

Attachment 3 – Excerpt from 2009-2014 Implementation Plan (Central Park)

2009-10 to 2013-14 Five Year Implementation Plan Projects - Sierra Corridor

TABLE 6-2

Program	Time Frame	Description	Goals Achieved	Blight Mitigated	Estimated Agency Cost
REDEVELOPMENT (NON-HOUSING) PROGRAM					
I-10/Cypress Overcrossing	2003 to 2010	Design and construct an overcrossing at Cypress Avenue	Eliminate Blight Encourage private sector investment Improve public infrastructure and circulation Provide access to S. Fontana and Valley Blvd. corridor	Inadequate public improvements, infrastructure and community facilities	\$ 17,841,993
Sierra: Valley to San Bernardino Street Improvements	2009 to 2012	Road widening, construct median island, and traffic signal modifications within existing right of way	Eliminate Blight Encourage private sector investment Improve public infrastructure and circulation	Inadequate public improvements, infrastructure and community facilities	\$ 281,610
Central Park	2009 to TBD	Prepare plans for a park site to be located in the central portion of the City	Eliminate Blight Provide community facilities Promote compatible development Encourage private sector investment Improve public infrastructure	Inadequate public improvements, infrastructure and community facilities	\$ 155,000

Attachment 4 – Excerpt from North Fontana Redevelopment Plan (Sports Park)

(b) A City police substation to be located within the Project Area in accordance with specific plans for development;

(c) Public park site and open space acquisitions of approximately 458 acres within the Project Area to be located in accordance with specific plans for development; and

(d) Fire station relocation and construction within the Project Area in accordance with specific plans for development.

3. Preparation of Building and Development Sites

The Agency may prepare or cause to be prepared building and development sites as any real property is acquired.

The Agency may develop as a building site any real property owned or acquired by it (except that it may not develop, without the prior consent of the City Council, a site for industrial or commercial use so as to provide streets, sidewalks, utilities, or other improvements which an owner or operator of the site would otherwise be obligated to provide). In connection with such development, the Agency may cause, provide or undertake or make provision with other agencies for the installation, or construction of streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan in the Project Area. Actual construction of such public improvements by the Agency other than those set forth in this Redevelopment Plan may require the amendment of this Redevelopment Plan.

The Agency may construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings.

G. Rehabilitation and Moving of Structures by the Agency

1. Rehabilitation

The Agency may rehabilitate or cause to be rehabilitated any building or structure in the Project Area acquired by the Agency. The Agency may also

Attachment 5 – Excerpt from 2009-2014 Implementation Plan (Sports Park)

2009-10 to 2013-14 Five Year Implementation Plan Projects - North Fontana

TABLE 5-2

Program	Time Frame	Description	Goals Achieved	Blight Mitigated	Estimated Agency Cost
REDEVELOPMENT (NON-HOUSING) PROGRAM					
Fite Development	2008 to 2010	The Agency acquired land to facilitate development of a retail center. A private developer will be developing the land over the next five years.	Remove blight Stimulate private investment Encourage commercial development and redevelopment		\$ -
Fontana Sports Park	2008 to 2012	Design and construct a 20 acre sports park	Remove blight Provide community facilities Promote compatible development Encourage private sector investment Improve Public Infrastructure	Inadequate or nonexistent public facilities Underutilized properties due to inadequate public improvements and infrastructure	\$ 2,100,000
Pacific Electric Trail Segments 3B, 4 & 6	2003 to 2012	Construct approximately 6 1/2 miles of the Pacific Electric Trail that traverses through the City of Fontana	Remove blight Improve community facilities Improve Public Infrastructure/Circulation Provide healthy non-motorized forms of Improve public infrastructure	Inadequate or nonexistent public facilities Underutilized properties due to inadequate public improvements and infrastructure	\$ 5,469,000

Attachment 6 – Excerpt from Implementation Plan (SCE Easements)

2009-10 to 2013-14 Five Year Implementation Plan Projects - Sierra Corridor

TABLE 6-2 cont.

Program	Time Frame	Description	Goals Achieved	Blight Mitigated	Estimated Agency Cost
REDEVELOPMENT (NON-HOUSING) PROGRAM					
Pacific Electric Trail Segment 6	2010 to 2011	Construct approximately 6 1/2 miles of the Pacific Electric Trail that traverses through the City of Fontana	Remove blight Improve community facilities Improve Public Infrastructure/Circulation Provide healthy non-motorized forms of circulation routes Improve public infrastructure	Inadequate public improvements, infrastructure and community facilities	\$ 2,513,906
Civic Auditorium - Rosena Fountain Development	2003 to TBD	Facilitate a mixed use development with an office business park and retail component	Eliminate Blight Stimulate private investment Encourage commercial development and redevelopment	Inadequate public improvements, infrastructure and community facilities	\$ -
Senior Community Center	2005 to 2010	Land acquisition, relocation, design and construction of a new 42,800 square foot Senior Community Center	Eliminate Blight Improve community facilities Promote compatible development Encourage private sector investment Provide facilities for senior recreation and community classes	Inadequate public improvements, infrastructure and community facilities	\$ 16,516,067
GRAND TOTAL FIVE YEAR NON-HOUSING PROGRAM COST					\$ 37,308,576

Attachment 7 – Delhi Sands Flower-Loving Fly Biological Opinion



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ecological Services
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92009



In Reply Refer To:
FWS-SB-1788.9

FEB 05 2004

Colonel Richard G. Thompson
District Engineer
U.S. Army Corps of Engineers
911 Wilshire Boulevard
Los Angeles, California 90017

Attn: Daniel P. Swenson, Regulatory Branch (No. 200301127-DPS)

Re: Formal Section 7 Consultation on the Fontana Business Center, City of Fontana, San Bernardino County, California

Dear Colonel Thompson:

This document represents the U.S. Fish and Wildlife Service's (Service) biological opinion based on our review of the proposed Fontana Business Center development in the City of Fontana (hereinafter the "City" or "applicant"), San Bernardino County, California, and its effects on the federally endangered Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*; "DSF") in accordance with section 7 of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*). In addition, at the request of the applicant, the City of Fontana (City), the Service has expanded our scope of analysis to include proposed developments at the Jurupa Hills/Southridge and Mary Vagle Nature Center (Nature Center) sites, which are considered integral to the overall conservation strategy proposed by the City to offset impacts of development at the Fontana Business Center site. Proposed development at the Jurupa Hills/Southridge and Nature Center sites will impact DSF and the federally threatened coastal California gnatcatcher (*Poliophtila californica californica*; "gnatcatcher"). Impacts to listed species from these developments are interrelated to the conservation strategy developed for the Fontana Business Center site and are thus addressed in this biological opinion.

We initiated formal consultation on June 12, 2003, and we were granted a 60-day extension on October 20, 2003. This biological opinion is based on information provided in the: 1) *Recovery Plan for the Delhi Sands Flower-Loving Fly* (recovery plan) dated September 1997; 2) *Biological Assessment for a Section 7 Consultation under the Endangered Species Act* -

TAKE PRIDE
IN AMERICA 

On October 3, 2003, we received a request from your agency to see a draft version of the opinion.

On October 16, 2003, we provided a draft biological opinion to your agency and the applicant.

On October 17, 2003, we met with representatives from your agency, the City, the California Department of Transportation, staff with County of Riverside Supervisor John Tavaglione's office, and staff from Congressman Joe Baca's office. As a result of this meeting, the City agreed to consider an alternate conservation strategy reflecting a combination of Reasonable and Prudent Alternatives 2 and 3, which we proposed in the draft biological opinion issued on October 16, 2003.

On October 20, 2003, we requested a 60-day extension for the biological opinion from your agency, and the request was granted the same day.

On October 29, 2003, we met with the applicant's representative on the Jurupa Hills/Southridge site. During this meeting, an assessment of current habitat conditions for the DSF was conducted by Service biologists and entomologists Ken Osborne and Greg Ballmer. The results of this habitat assessment were provided to this office on August 1, 2003 (Osborne *et al.* 2003c). Gnatcatchers were heard calling during the site visit.

On October 31, 2003, we met with the City's representative to discuss the potential for long-term protection of the Jurupa Hills/Southridge site to be included in the overall conservation strategy for the Fontana Business Center project. Reserve design at the Jurupa Hills/Southridge site was discussed, and it was agreed that a reserve at Southridge would need to provide conservation value for both the DSF and the gnatcatcher.

On November 24, 2003, we met again with representatives from the City to discuss reserve design at the Jurupa Hills/Southridge site. In order to create a viable reserve design for the DSF, it was determined that the landowner's (Ten-Ninety Ltd.) interest in at least partial development of the Jurupa Hills/Southridge site would need to be addressed in this biological opinion. It was also determined that potential impacts to DSF and the gnatcatcher, which currently occupy the Jurupa Hills/Southridge site, would need to be addressed in this biological opinion.

On December 17, 2003, we received a facsimile (fax) and electronic mail (email) transmission from the applicants' biological consultant depicting the boundaries of the proposed DSF and gnatcatcher reserve within the Jurupa Hills/Southridge site.

On January 5, 6 and 7, 2004, Service biologists conducted gnatcatcher surveys at the Jurupa Hills/Southridge site.

On January 9, 2004, we received an email from the City's biological consultant depicting the proposed development footprint at the Nature Center site.

On January 23, 2004, we provided a letter to your agency and the City confirming that information and exhibits provided to us reflected the discussions with the City concerning the

agency, non-profit organization, or other entity approved by the Service for the estimated costs of implementing the conservation strategy described below; or b) otherwise guarantee to the satisfaction of the Service and the Corps, through appropriate legal instrument, the successful implementation and funding of the conservation measures described below. ✓

1. Jurupa Conservation Site

✓ The City will continue to work cooperatively with the Service and the landowner of the Jurupa Hills/Southridge site in the Jurupa Hills, for a period of time not to exceed three months from the date of issuance of the biological opinion, toward an agreement for conservation of DSF and gnatcatcher habitat at the Jurupa Hills/Southridge site, which we will refer to as the Jurupa Conservation site. The Jurupa Conservation site is contiguous with a 30-acre DSF Conservation Area in Riverside County, which was created through a separate project (FWS-1-6-00-F-09). ✓ The conservation agreed to may include additional conservation land besides that conserved at the Jurupa Hills/Southridge site. Additional conservation may include (a) land adjacent to the Nature Center site (referred to as the Nature Center Conservation site), which would include the restoration and long-term management of Delhi sands and coastal sage scrub habitats, or (b) an occupied DSF location elsewhere in the Jurupa recovery unit. Under this conservation scenario, it is understood that land immediately adjacent to the Jurupa and Nature Center Conservation sites will be developed as residential homes. ✓ Adjacent to the Jurupa Conservation site, avoidance of coastal sage scrub will occur, to the extent feasible, along the V-ditch areas that are within the proposed development footprint but outside of the conservation area. Adjacent to the Nature Center Conservation site, any grading or clearing of habitat outside the development footprint will be restored to gnatcatcher and/or DSF habitat. ✓ A restoration plan for this action will be included in the overall restoration and management plan for the conserved sites and submitted to the Service for approval. ✓

2. Alternate Conservation Site within the Jurupa Recovery Unit

✓ If agreement on the conservation measures to be implemented at the Jurupa Conservation site cannot be achieved within the established 3-month time frame, the City will pursue conservation of an alternate site in the Jurupa recovery unit of not less than 40 acres of occupied, breeding DSF habitat. ✓ If an alternate breeding site is confirmed but the conservation of no less than 40 acres within the Jurupa recovery unit cannot be accomplished (e.g., site is too small and/or owner unwilling to sell), conservation will be pursued for any remaining acreage at a 3:1 ratio of occupied DSF habitat outside of the Jurupa recovery unit. ✓ This conservation strategy will be pursued for no more than 1 year following issuance of the biological opinion. ✓

3. Alternate Conservation Site Outside the Jurupa Recovery Unit

✓ If agreement on a conservation site cannot be achieved within the Jurupa recovery unit within the time-frame established, the City will pursue perpetual conservation and management of occupied DSF habitat outside the Jurupa recovery unit of no less than 120 acres (3:1 ratio). ✓ This acreage may include conservation at multiple sites. ✓ Conservation at each site must include provisions for long-term management, as defined in number 4 below. This conservation measure will be

Regular monitoring of habitat conditions will be required following the establishment of the baseline conditions. The following efforts will occur as part of gathering baseline data and developing and implementing the management plan:

- ✓ *Vegetation Transects.* ✓ Vegetation transects will be established to determine the percent cover within each conservation area. Belt transects 40 meters long and 2 meters wide will be located throughout an area to allow an effective assessment of the entire conservation area. Percent cover of vegetation will be determined at ground level as well as at canopy height. All vegetation transects will be permanently marked by stakes so that surveys can be conducted in the same location every year. Specific plans for transect number and placement will be established upon agreement of conservation areas. Additionally, GPS locations of all transects will be captured.
- ✓ *Assessment of DSF and Gnatcatcher Populations.* ✓ Protocol surveys will be conducted annually for both species for the first 5 years. Surveys will be conducted every 3 years thereafter unless changes in habitat conditions suggest reduced habitat capacity to support either species. Protocol surveys will also be conducted following habitat modification, natural or otherwise, to reassess the DSF and gnatcatcher populations on the site.
- ✓ *Adaptive Management.* ✓ Monitoring and assessment of the conservation site(s) also will be conducted following any natural catastrophe to determine the extent, if any, of the damage done to a site before and after its dedication. Documentation of such effects will include photographic evidence. Damaged habitat will be restored, if needed, upon consultation with the Service. ✓

Conservation Easements and Management Entity

- ✓ The long-term management of the conservation area(s) will either be done by a non-profit environmental conservancy or land trust, or the City. ✓ If managed by a non-profit organization, the City will establish a non-wasting endowment fund to provide yearly monitoring and maintenance expenses. The conservation area will be off limits to all types of vehicular and pedestrian use except for management, monitoring or restoration. Annual reports on the status of the conservation area(s) will be provided by the Management Entity and/or the City to the Service. ✓ Within 6 months of agreement on the conservation area(s), perpetual conservation easement(s) will be recorded over the conservation area(s) with the following provisions: ✓

- a. The conservation easement(s) will be conveyed to an entity approved by the Service.
- b. The conservation easement(s) will specify that the area(s) is/are to be retained as open space for the sole purpose of DSF, gnatcatcher, and other native species conservation.
- c. The conservation easement(s) will prohibit all activities that may harm or significantly disturb wildlife or impact their habitat within the conserved open space area(s). These activities include, but are not limited to, off-road vehicle use,

disturbance to which the system has been exposed repeatedly through evolutionary time (McIntyre and Hobbs 1999). The endogenous disturbance of the dune system by high winds may be an essential component of ecosystem function for the DSF.

Characteristic plants associated with the DSF include California buckwheat (*Eriogonum fasciculatum*), telegraph weed (*Heterotheca grandifolia*), and California croton (*Croton californicus*). Increased cover of introduced vegetation appears to reduce DSF abundance (Ballmer 1989). Suitable habitat ideally contains only sparse vegetative cover, usually less than 40%. The Colton Dunes also support a number of other rare plants and animals including the legless lizard (*Anniella pulchra*), San Diego horned lizard (*Phrynosoma coronatum blainvillii*), Delhi Sands metalmark butterfly (*Apodemia mormo nigrescens*), Delhi Sands Jerusalem cricket (*Stenopelmatus* undescribed species), convergent apiocerid fly (*Apiocera convergens*), and the potentially extinct Pringle's monardella (*Monardella pringlei*). The Delhi Sands metalmark butterfly was recently described from the area (Emmel and Emmel 1998).

Life History

The life history of the DSF is largely unknown. Oviposition (egg laying) generally occurs within loose, sandy soils in late summer months and may primarily occur near telegraph weed (Rogers and Mattoni 1993, Kingsley 1996). Larval stages develop completely underground and emerge as adults from July through September. Larval food sources are unknown. Most larvae within the Mydidae are predacious (Borror *et al.* 1989), but DSF larvae failed to feed when presented with a variety of potential prey sources in laboratory trials (Rogers and Mattoni 1993). Adults are most active during the warmest, sunniest parts of the day, and both males and females extract nectar from California buckwheat (Kingsley 1996). It is not clear if nectar feeding is essential for adult survival or reproduction.

Status and Distribution

As of 1989, Balmer estimated that over 97 percent of the Colton Dunes system had been developed or severely modified (Ballmer 1989). This loss of Delhi soils was primarily attributed to conversion of land to agricultural uses and development for urban or commercial use (Service 1997). Osborne (2002a) recently estimated this loss to be closer to 98 or 99 percent due to ongoing impacts of this nature. Based on a preliminary GIS analysis of mapped soils and updated aerial photography, the loss of potentially suitable habitat may be closer to 90 percent (U.S. Fish and Wildlife GIS mapping 2003). This difference is a reflection of the fact that DSF are now known to utilize moderately disturbed habitats such as the Fontana Business Center site.

Of the approximately 29,337 acres of Delhi soils that existed historically within San Bernardino and Riverside counties (the presumed original range of DSF), approximately 5,881 acres of Delhi soils outside of "dairy" areas were still vacant or undeveloped in 1999. Of that 5,881 acres, about 2,861 have a moderate or high potential to support DSF based on survey results (U.S. Fish and Wildlife GIS mapping 2003). Only 13 known locations of the DSF have been identified in areas that are not developed, and the status of many of these populations is unknown. In addition, development has been authorized at one of these locations (FWS-WRIV-

Jurupa Recovery Unit

Within the Jurupa recovery unit, DSF have been observed at four sites. At the two following sites, reproduction has not been documented.

1. At an approximate 20-acre site south of Jurupa Avenue along a Southern California Edison right-of-way easement approximately 0.5 miles south of the Fontana Business Center project site and south of Jurupa Avenue, one male DSF was observed in 1998; however, no additional sightings were recorded in seven subsequent visits (Wilcox 1998a). This easement may serve as an effective corridor for movement of DSF between populations, but it is unlikely to support a stable DSF population in isolation.
2. A single DSF was observed at the corner of Santa Ana Avenue and Locust Avenue (Sprague 1998) within a residential area east of the Empire Center site. This observation was not near any undeveloped area thought to be suitable for a DSF breeding colony; thus, this DSF was likely dispersing in search of suitable habitat patches.

The other two sites where the DSF has been observed within the Jurupa recovery unit, the Jurupa Hills/Southridge site and the Fontana Business Center project site, are known DSF breeding sites.

3. The Jurupa Hills/Southridge site is part of the Jurupa Hills population of DSF. Outside of the Colton recovery unit, the Jurupa Hills population of DSF is the only population that the recovery plan specifically identifies for conservation in order for the DSF to be considered for down-listing. The Jurupa Hills/Southridge site consists of approximately 30 acres of conserved DSF habitat in Riverside County and an additional 62 acres of privately-owned, non-conserved habitat in San Bernardino County within Fontana (FWS-1-6-00-F-09). There have been numerous observations of DSF, over multiple years, at the Jurupa Hills/Southridge site, and a pupal case was found in 1995 demonstrating reproduction (G. Ballmer pers. comm.).
4. Fontana Business Center site. Discussed in the Environmental Baseline Section following.
5. Anecdotal evidence suggests that another breeding site may exist within this recovery unit with a highly patchy distribution on Rattlesnake Mountain, but protocol surveys and habitat assessments have not been conducted.

Colton Recovery Unit

The Colton recovery unit supports six known DSF locations. Two additional locations where DSF were observed have already been developed.

1. The largest location is roughly 500 acres of contiguous habitat south of Interstate 10 and north of Agua Mansa Road in Colton. Evidence of breeding has been observed at this

habitat and populations and resulted in indirect impacts to habitat through fragmentation and associated edge effects, including disruption of aeolian wind movement of sand throughout the Colton Dunes ecosystem.

DSF populations are at risk simply because of their small size. Small populations have higher probabilities of extinction than larger populations because their low abundance renders them susceptible to inbreeding, loss of genetic variation, high variability in age and sex ratios, demographic stochasticity and other random naturally occurring events, like wildfires, floods, droughts, or disease epidemics (Soulé 1987). Owing to the probabilistic nature of extinction, some small populations will survive in the short term when faced with these demographic, environmental, and genetic stochastic risks, but will eventually disappear.

Another factor that renders populations vulnerable to stochastic events is isolation, which often acts in concert with small population size to increase the probability of extinction. Urbanization and land conversion have fragmented the historic range of the DSF such that remaining blocks of occupied habitat may now function more independently of each other where they were formerly connected. Isolated populations are more susceptible to long-term/permanent extirpation by accidental or natural catastrophes because the likelihood of recolonization following such events is negatively correlated with the extent of isolation. The extirpation of remnant populations during local catastrophes will continue to become more probable as land development eliminates habitat and further constricts remaining populations. For these reasons, preservation of remaining occupied sites alone will not ensure DSF survival. Restoration of degraded and disturbed sites will be necessary for the survival of the subspecies, so that populations are robust enough to sustain themselves through stochastic events and remain viable despite the indirect effects of surrounding development. Because the DSF has moderate movement ability in the adult phase (flying), different types of surrounding non-habitat, such as a vacant field versus commercial development, will have different effects on dispersal potential between habitat fragments (Ricketts 1999).

Fragmentation of habitat and the consequent edge effects often lead to increased vulnerability to introduced predators and competitors. For example, Argentine ants (*Linepithema humile*) are invading native California ecosystems. These non-native ants may have adverse direct or indirect effects on DSF populations. Argentine ants are known to exclude native ant species upon invasion (Holway *et al.* 2002), and they are known to reduce Dipteran richness and abundance in urban southern California habitat fragments (Bolger *et al.* 2000). Argentine ants could adversely affect DSF individuals directly by preying on larva and teneral (newly emerged) adults, by affecting the ecosystem prey base or seed plants, or by disrupting key ecosystem functions typically carried out by native ants. Invasion of these ants is expected with development and associated irrigation adjacent to areas occupied by DSF and can have cascading effects through the ecosystem.

Edge effects also facilitate the introduction of invasive, alien weeds that degrade DSF habitat by out-competing and supplanting native vegetation. Additionally, these weeds alter the amount of soil moisture or otherwise alter the soil substrate. These opportunistic alien species displace native plant communities. Native plants cannot compete with drought-tolerant annual grasses in

animals that inhabit the area, and to accurately describe how economic development can coexist with endangered species conservation.

Coastal California Gnatcatcher and its Designated Critical Habitat

Listing Status

The gnatcatcher was listed as threatened by the U.S. Fish and Wildlife Service on March 30, 1993 (58 FR 16742, Service 1993). Critical habitat was designated for the gnatcatcher on October 24, 2000 (65 FR 63679, Service 2000).

Species Description

The gnatcatcher, a subspecies of the California gnatcatcher, is a small (length 11 centimeters, weight 6 grams), long-tailed member of the old-world warbler and gnatcatcher family (Sylviidae) (American Ornithologists' Union 1998). The bird's plumage is dark blue-gray above and grayish-white below. The male has a distinctive black cap which is absent during the winter. Both sexes have a distinctive white eye-ring.

Habitat Affinities

Gnatcatchers are insectivorous and feed on a wide variety of insects (Beal 1907, Grishaven *et al.* 1998, Burger *et al.* 1999). Their habitat is more appropriately defined by vegetation associations. Gnatcatchers typically occur in or near coastal sage scrub, which is composed of relatively low-growing, dry-season deciduous, and succulent plants. Characteristic plants of this community include California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), lemonadeberry (*Rhus integrifolia*), bush penstemon (*Keckiella antirrhinoides*), *Salvia* spp., *Encelia* spp., and *Opuntia* spp. (Atwood 1990, Beyers and Wirtz 1997, Braden *et al.* 1997a, Weaver 1998). Relative dominance of plant species varies throughout the range of coastal sage scrub. Coastal sage scrub is patchily distributed throughout the range of the gnatcatcher, and the gnatcatcher is not uniformly distributed within this structurally and floristically variable vegetation community. The gnatcatcher occurs in high frequencies and densities in scrub with an open or broken canopy while it is absent from scrub dominated by tall shrubs and occurs in low frequencies and densities in low scrub with a closed canopy (Weaver 1998).

Gnatcatchers also use chaparral, grassland, and riparian habitats where they occur adjacent to sage scrub (Campbell *et al.* 1998). The use of these habitats appears to be most frequent during late summer, autumn, and winter, with smaller numbers of birds using such areas during the breeding season. These non-sage scrub habitats are used for dispersal, but data on dispersal use are largely anecdotal (Campbell *et al.* 1998). Although existing quantitative data may reveal relatively little about gnatcatcher use of these other habitats, these areas may be critical during certain times of year for dispersal or as foraging areas during drought conditions (Campbell *et al.* 1998).

The abundance of gnatcatchers at a given locale can fluctuate extensively on an annual basis (Atwood *et al.* 1998a, Erickson and Miner 1998, Preston *et al.* 1998). Population declines or increases of greater than 50 percent between successive years have been reported regularly. Population fluctuations appear to be influenced by precipitation, with over-winter survivorship being negatively affected and subsequent productivity being positively affected by high winter precipitation (Atwood *et al.* 1998a, Erickson and Miner 1998, Patten and Rotenberry 1999). This dynamic relationship between winter precipitation, survivorship and productivity has been noted for other resident bird species in coastal southern California (Kus and Beck 2001).

Threats

While observed declines in numbers and distribution of the gnatcatcher resulted from numerous factors, habitat destruction, fragmentation, and degradation are the principal reasons for the listing of the gnatcatcher as threatened (Service 1993). Up to 90 percent of coastal sage scrub vegetation has been lost as a result of development and land conversion (Barbour and Major 1977, Westman 1981a, 1981b), and this vegetation community is now considered one of the most depleted habitat types in the United States (Kirkpatrick and Hutchinson 1977, Axelrod 1978, Klopatek *et al.* 1979, Westman 1987, O'Leary 1990). Additional factors leading to the decline of coastal sage scrub throughout the range of the gnatcatcher include agricultural use, urbanization, increased fire frequency, air pollution, and the introduction of non-native plants. Nest-parasitism by the cowbird (Unitt 1984) and nest predation also threaten the recovery of the gnatcatcher (Atwood 1980, Unitt 1984).

Conservation Needs

The conservation and recovery strategies needed for the gnatcatcher must address the apparent major causes for the decline of the species: habitat loss and degradation, predation and brood parasitism by cowbirds. To protect the remaining sage scrub habitat, a better understanding of the size, configuration, condition, and location of suitable habitat and the ecosystem on which it depends is necessary. Although future research is important in this regard, the available data and information already suggest strongly that conservation areas need to be expanded and monitoring initiated to adequately conserve and restore this species and its habitat. To this end, it is critical to monitor the species frequently to detect population and distribution trends and thus ensure the evolution and development of adaptive management strategies (including predator and cowbird abatement if necessary).

Critical Habitat

Critical habitat for the gnatcatcher includes 207,868 hectares (513,650 acres) of Federal, State, local, and private land in Los Angeles, Orange, Riverside, San Bernardino, and San Diego counties (Service 2000). Primary constituent elements for the gnatcatcher are those habitat components that are essential for the primary biological needs of foraging, nesting, rearing of young, intra-specific communication, roosting, dispersal, genetic exchange, or sheltering (Atwood 1990). Primary constituent elements are provided in (1) undeveloped areas, including agricultural lands, that support or have the potential to support, through natural successional

have been observed at the site, and it is likely that gnatcatchers have incorporated most of the site within their territories at various times over the past several years.

The Nature Center was given to the City as part of a mitigation package for the Southridge Villages Specific Plan. DSF were not observed within the Nature Center property during 2002 or 2003 protocol surveys (Osborne 2002a, 2003a). Recent discing and an abandoned recreational vehicle park have degraded the habitat value of the site for gnatcatchers, and it is unlikely that the site currently supports gnatcatchers.

Delhi Sands Flower-Loving Fly

Surveys conducted during 1998, 1999, and 2000 did not document DSF at the Fontana Business Center site (Mattoni *et al.* 1998, 1999, 2000; Impact Sciences 1999). Although not surveyed in 2001, the site was surveyed again in 2002 (Osborne 2002a, Goodlett 2002). A total of six observations of DSF, including a minimum of three males (maximum of six males) and one female, were made at the site. One male was observed to be teneral, providing evidence of reproduction at the site.

The DSF observations at the Fontana Business Center site were concentrated in an area of approximately 1 to 3 acres near a eucalyptus windbreak that was rarely surveyed during previous survey efforts (Osborne 2002a). Based on aerial photographs of the region from 1975 (Woodruff 1980), which showed the project site to be almost entirely in viticulture use, Osborne (2002a) suggested that elements of the Delhi sands community, including DSF, were largely eliminated and then reestablished after abandonment of the vineyards. Alternatively, the site may have been occupied in previous years without DSF observations. Previous surveys were conducted on the entire 217-acre Sierra Vineyards proposed project site (Mattoni and George 1997, 1998, 2000); despite negative survey results, it is possible that the DSF was present and not detected due to the large survey area, low DSF density, and inherently cryptic nature of the DSF. It is also possible that DSF on the site did not emerge in some years because they may take more than one year to complete their larval development and may remain in the pupal stage until conditions are appropriate for emergence. While Mattoni and George were surprised that they did not observe DSF on the site and judged approximately 30 acres to be potentially suitable for the DSF, they expressed confidence in their conclusion that the DSF was not present during their surveys. Following DSF observations on site, a further habitat assessment of the site was conducted. Based on this assessment, approximately 40 acres of the site were ranked as low to moderate quality habitat while the remainder of the site was considered to be of very low to unsuitable quality (Osborne *et al.* 2003a). The DSF breeding colony was observed within the area ranked as low to moderate habitat for the species. The discovery of a breeding DSF population at this site showed that this species can survive in moderately disturbed areas. Maintenance of this breeding population would contribute to recovery goals, especially within the Jurupa recovery unit; however, long-term maintenance of this population would likely require significant management effort given extensive soil disturbance and invasive plant growth.

Several DSF protocol surveys have been conducted on various parcels within the Jurupa Hills/Southridge site. Thomas Olsen Associates, Inc. (1995) reported DSF from the southern

EFFECTS OF THE ACTION

Effects of the action refer to the direct and indirect effects of an action on the species or critical habitat, together with the effects of other activities that are interrelated and interdependent with that action, that will be added to the environmental baseline. Interrelated actions are those that are part of a larger action and depend on the larger action for their justification. Interdependent actions are those that have no independent utility apart from the action under consideration. Indirect effects are those that are caused by the proposed action, are later in time, and are still reasonably certain to occur.

Delhi Sands Flower-Loving Fly

To assess impacts to the DSF, it is important to understand the nature of the remaining breeding sites in all recovery units. First, some known breeding sites are on very small habitat patches, and they are likely susceptible to extirpation. At the other extreme, the largest site in the Colton recovery unit may support more than one persistent breeding population, and Ballmer (1989) listed three colonies from this site. Within the Colton recovery unit, it is likely that there are other occupied sites, not yet or recently surveyed, that may sustain reproduction because large areas of contiguous Delhi sand still remain in this area. Within the Jurupa recovery unit, however, potential breeding sites are limited by existing development and a lesser quantity and quality of remaining Delhi sands. Thus, the recovery plan presents the goal of long-term protection and management of at least one breeding population in the Jurupa recovery unit and specifically identifies the Jurupa Hills/Southridge site as necessary because it is an area in the Jurupa recovery unit where DSF breeding is known to occur in association with very high quality DSF habitat.

Recent information provided to the Service indicates that a site at Rattlesnake Mountain may support DSF. A habitat assessment and protocol surveys are needed to determine the status of DSF in the Rattlesnake Mountain area. Thus, other than the Jurupa Hills/Southridge site, the proposed Fontana Business Center site is the only other DSF-occupied area where breeding is known to occur within the Jurupa recovery unit. The project site is also significant because it is the largest block of continuous Delhi sands known outside of the Colton recovery unit and has the potential to be a valuable conservation site.

Currently, not all of the Delhi sands at the Fontana Business Center site are known to support DSF. Land uses associated with vineyard operations have disturbed the soils and resulted in a high percent cover of introduced grasses and forbs. Despite this disturbance, DSF either recolonized or persisted at the site and successfully reproduced. Based on the most recent habitat assessment (Osborne *et al.* 2003a), approximately 40 acres of the site are believed to have at least low to moderately suitable habitat for DSF. These 40 acres are made up of a parcel surrounding the site of DSF observations in the northern central portion of site, a parcel in the southeastern portion of the site, and a strip of suitable habitat with exposed soils connecting these parcels (Exhibit 3 of Corps Public Notice for this project). The remainder of the site was considered to be of very low to unsuitable quality. Due to the condition of the site and its location in an expanding urban environment, it is likely that protection and management of this site would be

would need to offset the impact of immediate loss of approximately 40 acres of occupied Delhi sands and one of the two known breeding colonies of the DSF in the Jurupa recovery unit. An additional, but lesser, effect would be the loss of an additional 160 acres of Delhi sands, not known to be occupied by the DSF, but providing potential habitat to support a viable habitat connection between DSF populations in the Jurupa and Colton recovery units.

In order to offset the loss of DSF individuals and habitat at the Fontana Business Center site, the City will implement one of the conservation measures described below.

Conservation Measure 1

A habitat assessment was conducted at the Jurupa Hills/Southridge site to determine the quality of suitable DSF habitat. This habitat assessment revealed that not all of the 62-acre site supported high quality DSF habitat. From this habitat assessment, a reserve design was identified at the Jurupa Hills/Southridge site to conserve and manage 22.5 acres.¹ In addition Delhi sands at the Nature Center were identified and included in this conservation measure for protection and restoration actions.

Areas outside of the 22.5-acre reserve would be developed, and implementation of this conservation measure would thus result in the loss of 43.5 acres of Delhi sands at the Jurupa Hills/Southridge site. DSF observations have been recorded from approximately 10 of the 43.5 acres proposed for development, and construction within these 10 acres would likely result in direct take of DSF. These 10 acres were judged to be of generally lesser quality than the 22.5 acres included in the Jurupa Conservation Area (Osborne *et al.* 2003c).

If construction at the Jurupa Hills/Southridge site occurs during the DSF flight season, disturbances related to construction would likely cause DSF to disperse away from the site. Given the fragmented nature of DSF habitat, individuals that disperse may not find suitable oviposition sites and fail to successfully reproduce. Clearing the vegetation in areas slated for development prior to the flight season would reduce the likelihood of DSF ovipositing in these areas, where eggs would be unlikely to develop into adults. Regardless of construction timing, all DSF in underground stages outside the 22.5-acre reserve would be taken as a result of habitat destruction.

DSF observations have not been recorded from the northeastern portion of the Jurupa Hills/Southridge site, but construction in this area may reduce habitat connectivity between the Jurupa Hills/Southridge site and other DSF occupied areas in the Jurupa recovery unit. Without habitat restoration, most of the northwestern portion of the Jurupa Hills/Southridge site is

¹ Federal acquisition may be a component of the total acreage brought into conservation. Thus, not all 22.5 acres may ultimately be included as the City's acquisition component to this conservation action. The entire acreage is included in this analysis because the City will be responsible for management actions on all 22.5 acres of the reserve and to acknowledge the significant and extraordinary efforts by the City to achieve this conservation goal.

Conservation Measure 2

The City vigorously pursued Conservation Measure 1, but landowner issues were not resolved within the extended time frame allowed for completion of this consultation. Thus, an alternate conservation strategy was agreed to whereby another occupied site with demonstrated long-term conservation value may be identified within the Jurupa recovery unit and provisions made for its long-term protection and management. Restoration and management activities at the offsite location(s) would include not less than 40 acres of habitat.

Protection of occupied DSF habitat within the Jurupa recovery unit would increase the potential for long-term maintenance of DSF within this recovery unit. In addition, a high quality DSF habitat patch between the Jurupa Hills/Southridge site and high quality habitat patches in the Colton recovery unit would increase the potential for dispersal between these occupied sites. The net effect of this conservation measure would be the restoration and protection of one occupied site to offset the loss of another occupied site within the Jurupa recovery unit. The overall numbers, reproduction and distribution of DSF would be maintained by protection and management efforts at the alternate breeding site.

Conservation Measure 3

After the City has attempted in good faith effort to implement each of the above conservation measures and the Service has agreed that the above measures are not feasible, the City would pursue a third conservation measure outside of the Jurupa recovery unit. This conservation strategy would provide for the long-term protection and management of no less than 120 acres (3:1 ratio) of occupied habitat for the DSF.

None of the Jurupa Hills/Southridge site development impacts would be authorized by this biological opinion if this conservation measure is implemented. Thus, the Jurupa Hills/Southridge site, while not protected by any perpetual conservation agreement, would remain in its existing condition.

This conservation measure would assure that the DSF would benefit from protection of occupied habitat within its range likely within the Colton recovery unit. Currently, only 69 acres have been set aside for conservation in the Colton recovery unit, and long-term DSF conservation is dependent upon protection of significant areas within this recovery unit (Service 1997).

For each conservation measure discussed above, long-term maintenance and restoration may result in some limited incidental take of DSF. Heavy equipment associated with debris and infrastructure removal may crush underground eggs, larvae and pupae. Weed removal and planting may also result in incidental take through crushing or soil removal. These necessary management actions will be offset by the overall long-term benefits to DSF of increasing habitat quality and associated reproductive potential within the conserved areas.

CUMULATIVE EFFECTS

Cumulative effects include the effects of future State, Tribal, local, or private actions that are reasonably certain to occur in the action area considered in this biological opinion. Future Federal actions that are unrelated to the proposed action are not considered in this section because they require separate consultation pursuant to section 7 of the Act. We have not identified any cumulative effects that are reasonably certain to occur in the action area of this biological opinion.

CONCLUSION

We anticipate that the proposed action will directly and indirectly affect the DSF and gnatcatcher as described in the analysis above. After reviewing the current status of the species, the environmental baseline for the action area, the effects of the proposed action, and the cumulative effects, it is the Service's biological opinion that the action, as proposed, is not likely to jeopardize the continued existence of the DSF or the gnatcatcher or adversely modify critical habitat for the gnatcatcher.

We reached this conclusion for the DSF because loss of 40 acres of occupied DSF habitat would not significantly reduce the numbers, distribution or reproduction of the species given implementation of any one of the conservation measures proposed. Specifically, conservation and management of the Jurupa Hills/Southridge site offers the highest potential for long-term conservation of DSF within the Jurupa recovery unit, and management and access control will likely result in higher numbers of DSF. Conservation and management of an alternate breeding location within the Jurupa recovery unit will likely increase numbers of DSF and the potential for long-term conservation within the recovery unit, and under this conservation scenario, the status of the Jurupa Hills/Southridge site will remain unchanged. Protection and management of a large block of occupied habitat outside of the Jurupa recovery unit will secure long-term conservation within the single most important area for DSF survival. Management of an offsite breeding location outside the Jurupa recovery unit will likely result in increased numbers of DSF, and under this conservation scenario, the status of the Jurupa Hills/Southridge site will remain unchanged.

We reached this conclusion for the gnatcatcher because implementation of Conservation Measure 2 or Conservation Measure 3 will not impact the gnatcatcher or its designated critical habitat. With implementation of Conservation Measure 1, loss of 43.5 acres of gnatcatcher habitat is anticipated to result in the loss of only one female gnatcatcher. Loss of one gnatcatcher would not significantly reduce the overall numbers, distribution or reproduction of the species throughout its range. Furthermore, the access control provided by management actions proposed under this conservation scenario would reduce the ongoing off-road and other human-access related impacts to a large area of gnatcatcher habitat. Loss of approximately 17 acres of designated critical habitat represents less than 1 percent of the habitat in Unit 11, and this loss will be offset by the restoration and management of currently disturbed and unoccupied land at the Nature Center site.

sheltering habitat. Additional incidental take may occur through habitat restoration and management activities within 22.5 acres of habitat at the Jurupa Conservation site.

One gnatcatcher will be harmed at the Jurupa Hills/Southridge site. This incidental take includes direct mortality or injury and related death associated with the loss of 43.5 acres of breeding, feeding, and sheltering habitat.

2. Project Development with Implementation of Conservation Measure 2

The Service has developed the following incidental take statement based on the premise that project implementation will include Conservation Measure 2:

An unquantifiable number of DSF in all life stages (eggs, larvae, pupae, adults) will be harmed within up to 40 acres of the Fontana Business Center site. This take includes direct mortality and also injury and related death associated with the loss of breeding, feeding, and sheltering habitat. Additional incidental take may occur through habitat restoration and management activities within 40 acres of conserved lands within the Jurupa recovery unit.

3. Project Development with Implementation of Conservation Measure 3

The Service has developed the following incidental take statement based on the premise that project implementation will include Conservation Measure 3:

An unquantifiable number of DSF in all life stages (eggs, larvae, pupae, adults) will be harmed within up to 40 acres of the Fontana Business Center site. This take includes direct mortality and also injury and related death associated with the loss of breeding, feeding, and sheltering habitat. Additional incidental take may occur through habitat restoration and management activities within 120 acres of conserved lands within any recovery unit designated for the DSF.

REASONABLE AND PRUDENT MEASURES

We believe the following reasonable and prudent measures are necessary and appropriate to minimize impacts of incidental take on the DSF and gnatcatcher.

1. The Corps or the project applicant will minimize the effects of the project on the DSF and gnatcatcher.
2. The Corps or the project applicant will monitor and report on compliance with, and the effectiveness of, project minimization measures.

reduce encroachment of both pedestrians and domestic pets into the conservation area. The plant palette will be provided to the CFWO for review and approval.

- e. In areas near occupied gnatcatcher habitat, street lights, parking-lot lights, and other project-related illumination sources will be directed or shielded in a manner that avoids "light spill" into the proposed conservation area or into adjacent habitat. Night lighting will not be used during the course of construction.
 - f. Prior to the initiation of construction activities, all construction personnel will take part in an education program. Personnel will be notified of the potential for the DSF and gnatcatchers in and adjacent to the construction area(s), and they will be advised that these animals are listed under the Act and that there are penalties for take of listed species. All construction-related avoidance, minimization, and mitigation requirements will be identified and discussed and written copies of these requirements will be provided to all construction personnel. The program will be administered by the biomonitor or other Service-approved biologist.
 - g. Under the supervision of the biomonitor, bright orange fencing, stakes, flags or markers will be used to delimit areas of vegetation removal, clearing, grading, staging and avoidance for the proposed project(s). These markers will be clearly visible to personnel on foot and in heavy equipment. They will be put in place prior to initiation of any project-related disturbance and remain in place until all construction activities are completed.
- 2.1 With 24-hour notice, the CFWO will be provided access to the Jurupa Hills/Southridge and Nature Center construction sites to monitor compliance with this incidental take statement.
- 2.2. Within 3 months following vegetation clearing at the Jurupa Hills/Southridge site, a report will be submitted that quantifies the take associated with project-related activities (i.e., amount of DSF and gnatcatcher habitat removed) and summarizes all environmental compliance activities undertaken and completed.

This office is to be notified within 24 hours of any DSF or gnatcatcher found dead or injured as a direct or indirect result of the implementation of this project. Notification must include the date, time, and location of any adult, eggs, larvae, or pupae and any other pertinent information. Dead animals should be collected in an appropriate manner only by a biologist approved by the Service. The office contact person is Eric Porter, who may be contacted at the letterhead address or at (760) 431-9440.

CONSERVATION RECOMMENDATIONS

Section 7(a)(1) of the Act directs Federal agencies to utilize their authorities to further the purposes of the Act by carrying out conservation programs for the benefit of endangered and threatened species. Conservation recommendations are discretionary agency activities to

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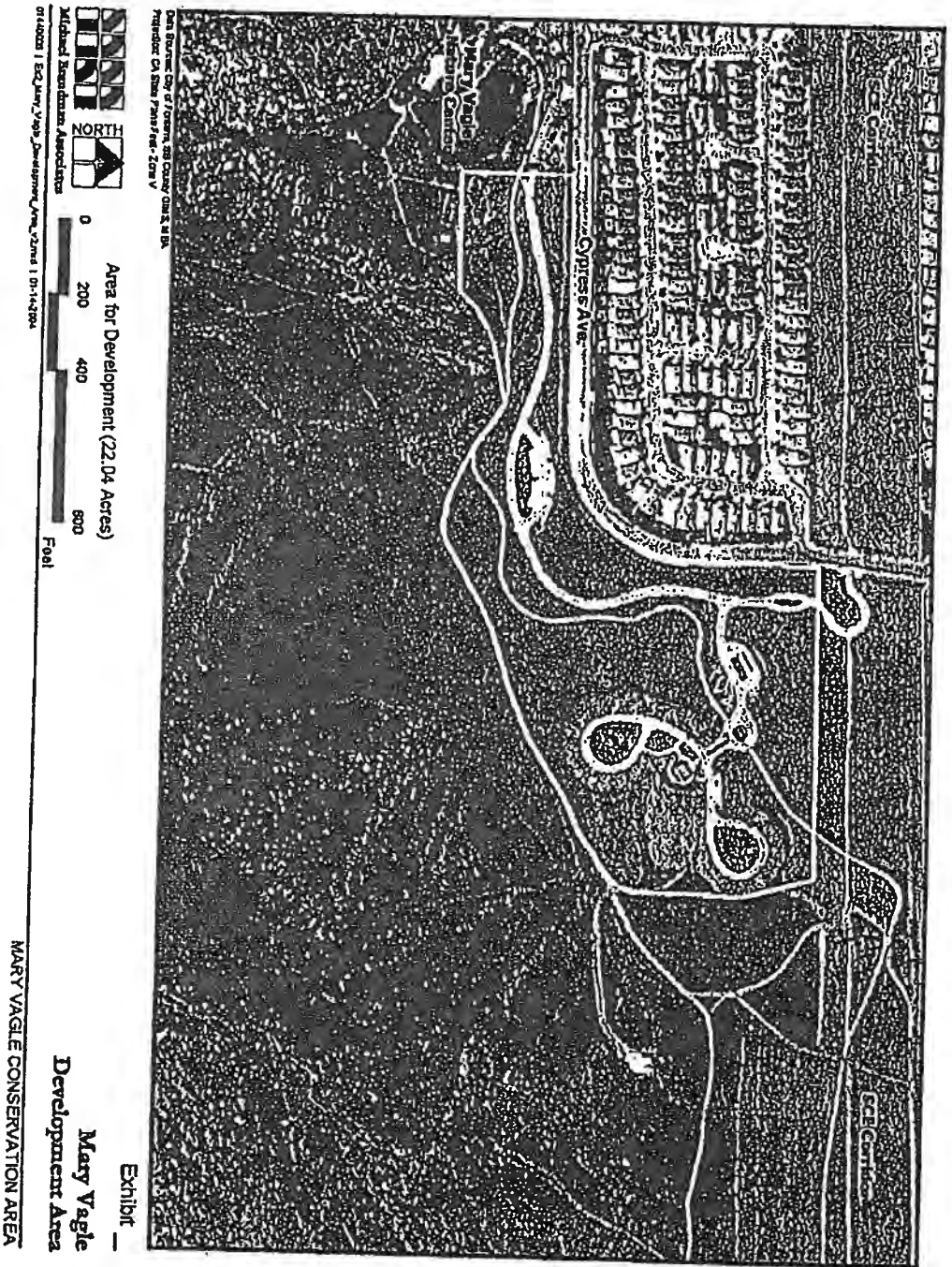


Figure 2. Proposed project footprint at the Nature Center site. Original figure from Michael Brandman and Associates.

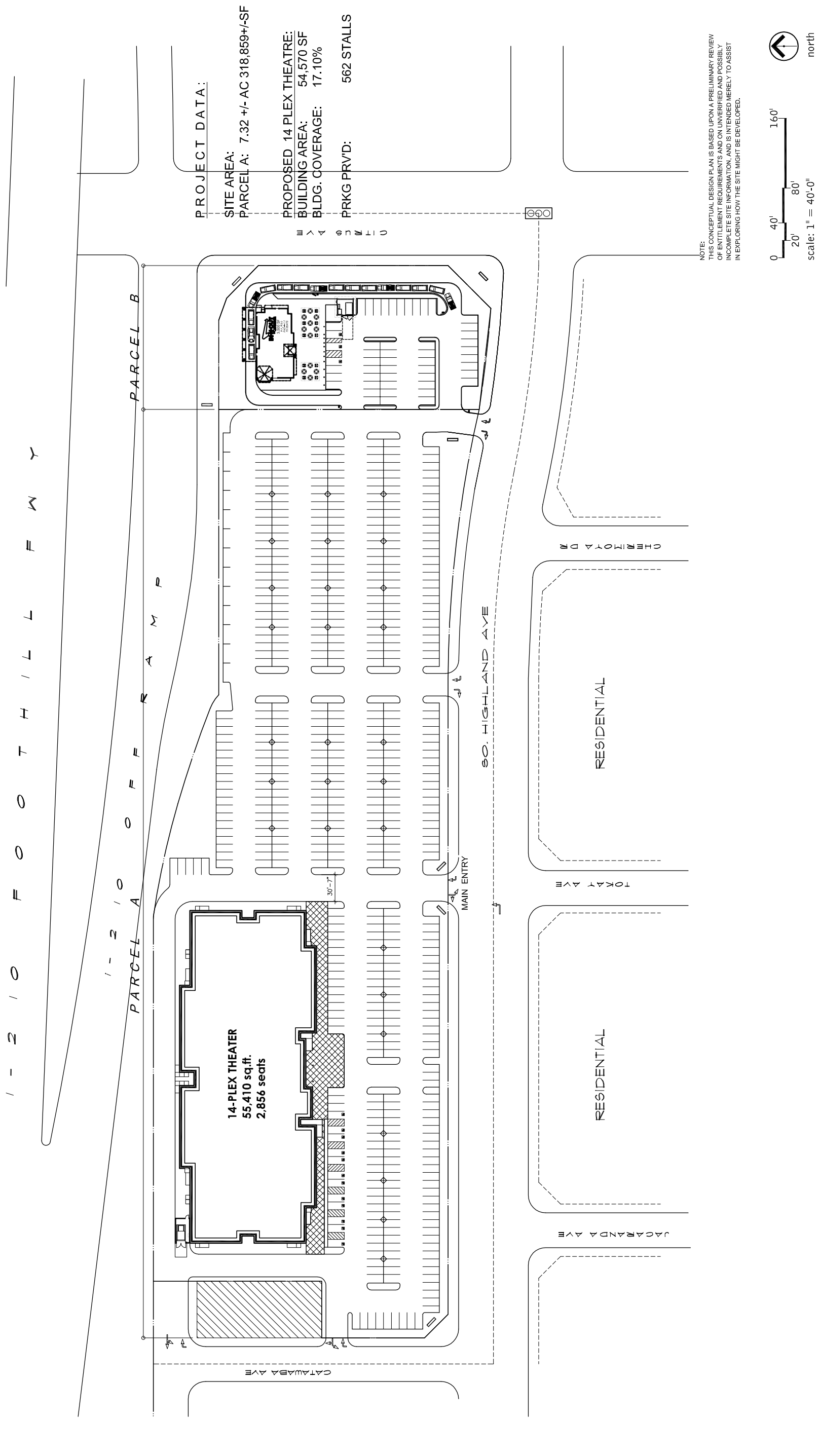
Attachment 8 – Excerpt from 2009-2014 Implementation Plan (Fite Development)

2009-10 to 2013-14 Five Year Implementation Plan Projects - North Fontana

TABLE 5-2

Program	Time Frame	Description	Goals Achieved	Blight Mitigated	Estimated Agency Cost
REDEVELOPMENT (NON-HOUSING) PROGRAM					
Site Development	2008 to 2010	The Agency acquired land to facilitate development of a retail center. A private developer will be developing the land over the next five years.	Remove blight Stimulate private investment Encourage commercial development and redevelopment		\$ -
Fontana Sports Park	2008 to 2012	Design and construct a 20 acre sports park	Remove blight Provide community facilities Promote compatible development Encourage private sector investment Improve Public Infrastructure	Inadequate or nonexistent public facilities Underutilized properties due to inadequate public improvements and infrastructure	\$ 2,100,000
Pacific Electric Trail Segments 3B, 4 & 6	2003 to 2012	Construct approximately 6 1/2 miles of the Pacific Electric Trail that traverses through the City of Fontana	Remove blight Improve community facilities Improve Public Infrastructure/Circulation Provide healthy non-motorized forms of Improve public infrastructure	Inadequate or nonexistent public facilities Underutilized properties due to inadequate public improvements and infrastructure	\$ 5,469,000

Attachment 9 – Fite Development Plans

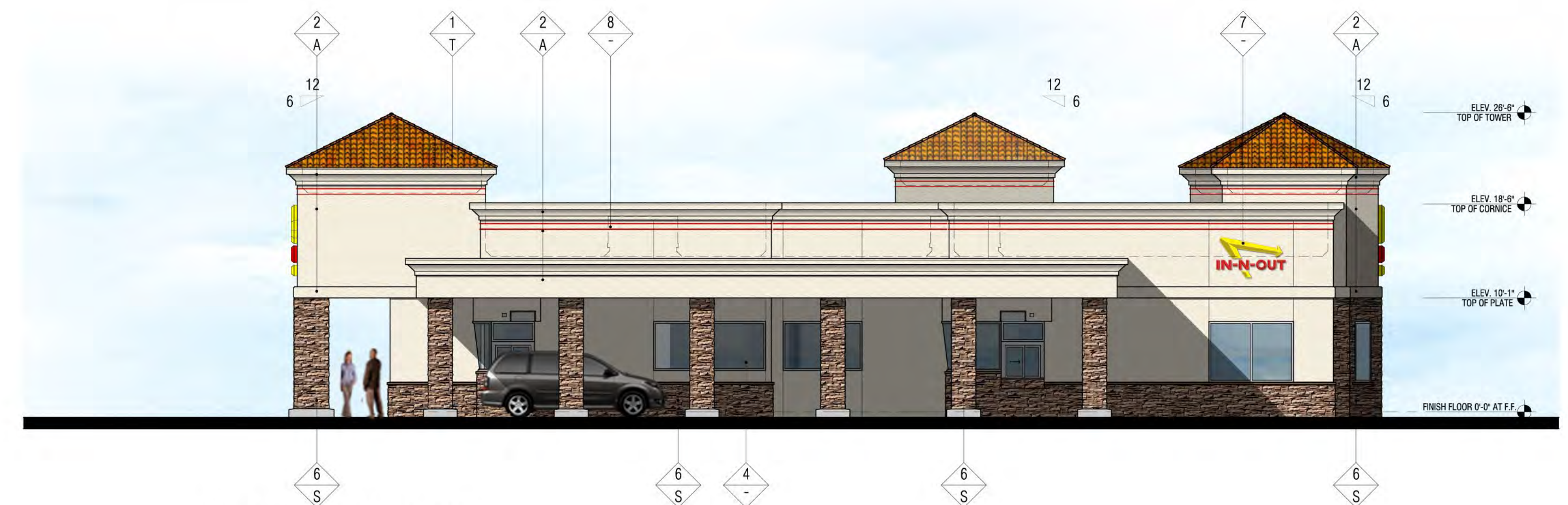
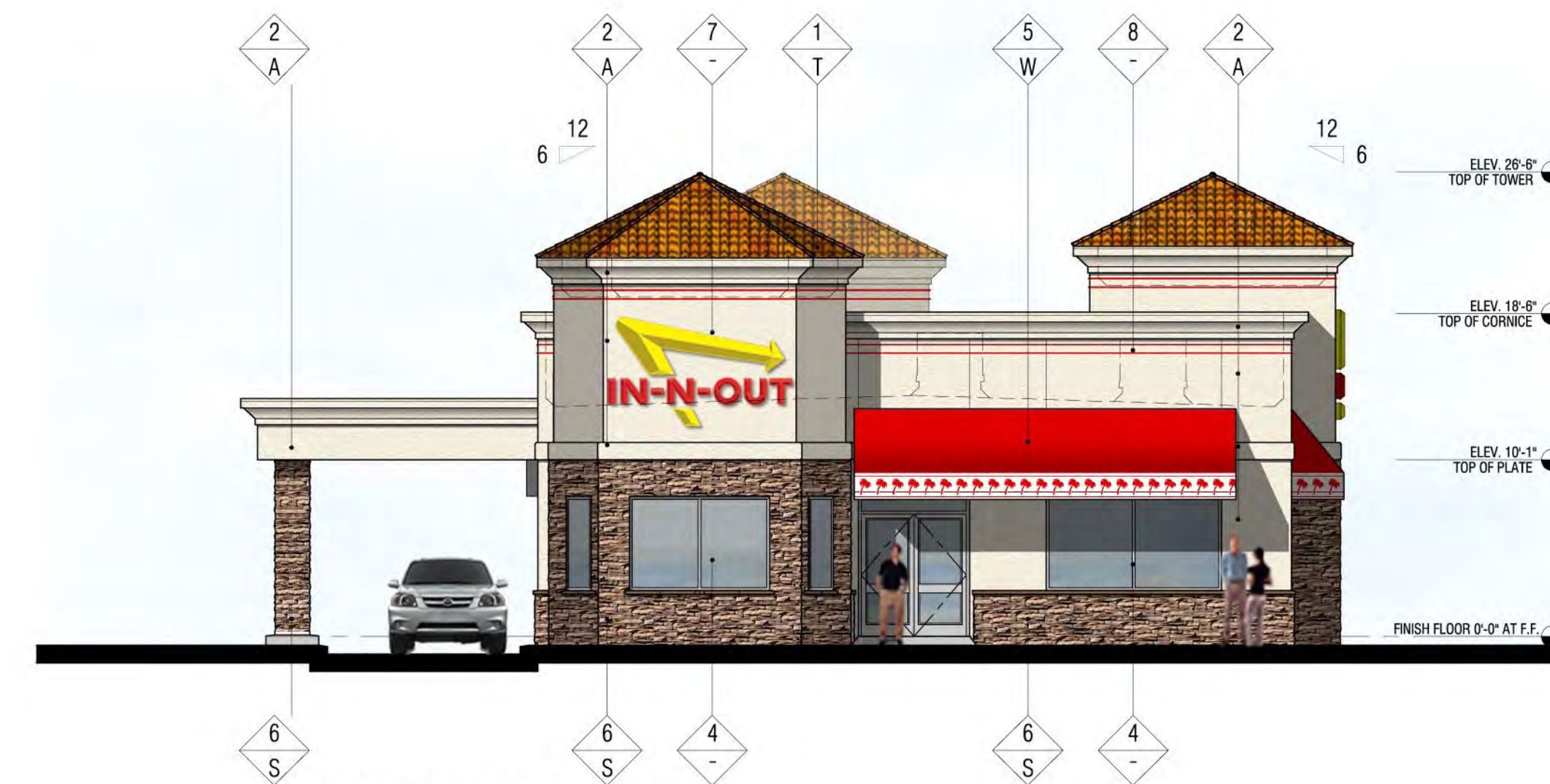
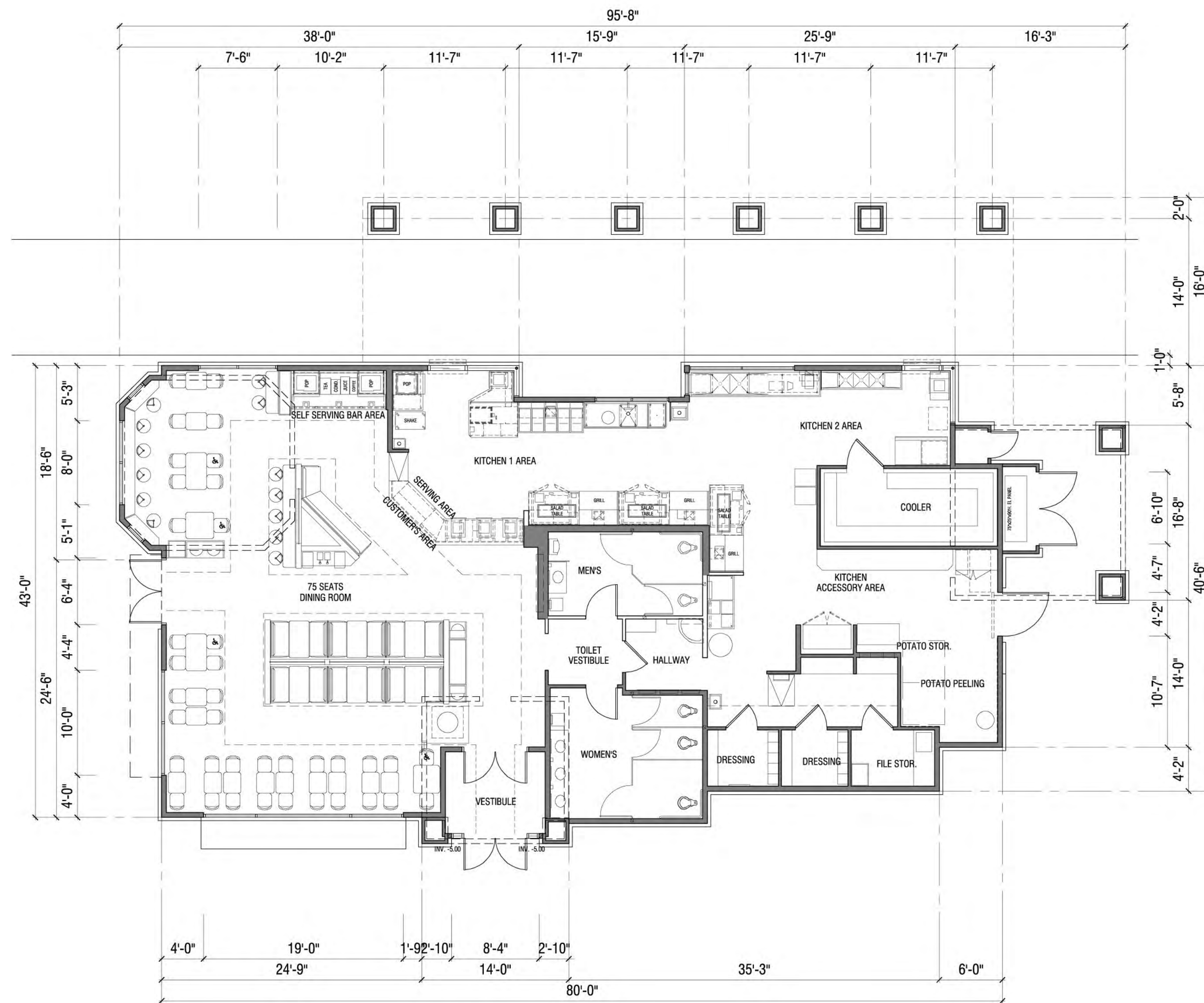


Fontana Center
Fontana CA

Conceptual Site Plan
scheme: 5C

sheet#
IRV08-0010-0P
10-21-2008

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FINISH SCHEDULE

- ▲ FINISH MATERIAL

 - 1 ROOF TILE
 - 2 STUCCO WITH SAND FLOAT TEXTURE FINISH
 - 3 CLEAR ANODIZED ALUMINUM STOREFRONT DOORS
 - 4 CLEAR ANODIZED ALUMINUM WINDOWS
 - 5 PVC COATED WICK AWNINGS
 - 6 STONE VENEER
 - 7 ILLUMINATED LOGO SIGN UNDER SEPARATE PERMIT
 - 8 L.E.D. DOUBLE BAND LIGHTING UNDER SEPARATE PERMIT

▼ FINISH COLOR

A DUNN EDWARDS W339 BONE CHINA

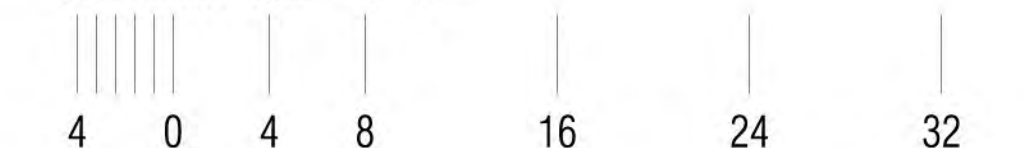
S CORONADO STONE CARAMEL MOUNTAIN

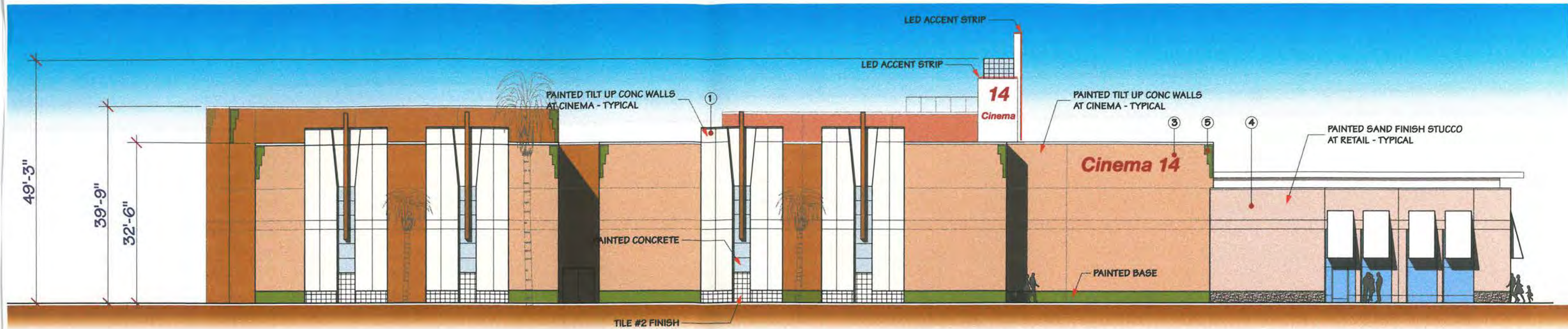
T EAGLE ROOFING PRODUCTS 3125 TERRACOTTA

W IN-N-OUT CUSTOM COLORS

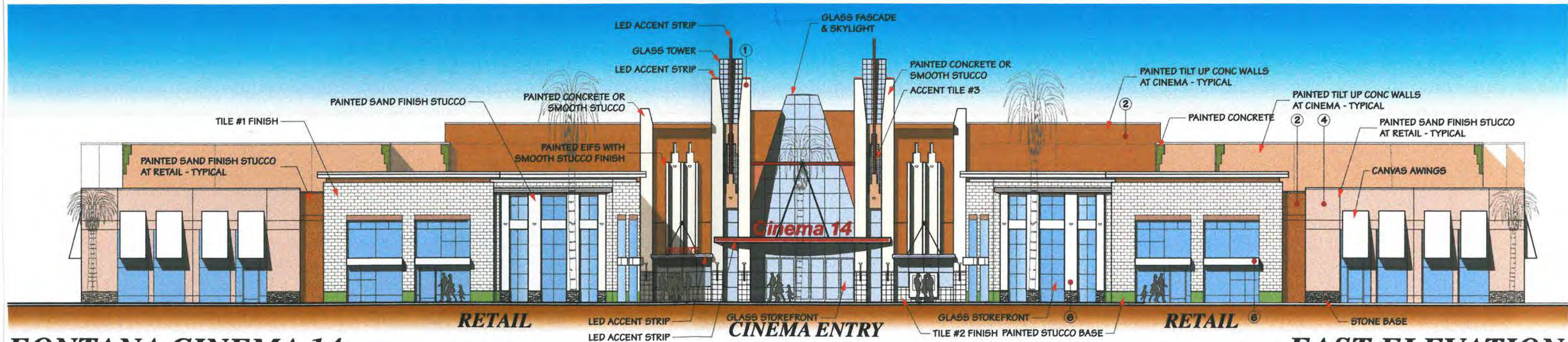
Note:
Colors shown on these elevations are for illustration
purposes only. For actual colors, refer to manufacturer's
samples.

SCALE: 1/8"=1'-0"





SOUTH ELEVATION (NORTH OPPOSITE)



FONTANA CINEMA 14

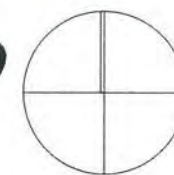
EAST ELEVATION

0

50

100

200



1 PAINT COLOR

Attachment 10 – Letter of Intent (Walnut Village)

LETTER OF INTENT

WITH

MARKET ANALYSIS
&
DESIGN CONCEPTS

FOR

PURCHASING CITY OF FONTANA OWNED PROPERTY:

TENTATIVE TRACT NUMBER 1776
CITY OF FONTANA

PREPARED BY:

GRAND PACIFIC COMMUNITIES, CORP.
100 North Barranca Street, Suite 950,
West Covina, CA 91791



December 18, 2012

Via Facsimile – (909)987-6904

Mr. Tony R. Cordeiro
TRC Consultant
P. O. Box 385,
Etiwanda, CA 91739

**Re: Offer on 30 Buildable Lots with Tentative Tract Map Number
17760, City of Fontana, County of San Bernardino, CA.**

Dear Mr. Cordeiro:

This letter sets forth the general terms and conditions upon which Grand Pacific Communities Corp., or its assignee ("Buyer") would purchase the above-referenced property, subject to the drafting and execution of a mutually acceptable Agreement for Purchase and Sale of Real Property ("Purchase Agreement") embodying the following terms:

1. PURCHASE PRICE. Total Purchase Price is to be \$675,000 (Six Hundred Seventy Five Thousand Dollars). A more detailed description of the said vacant land will be provided as an exhibit to the purchase and escrow documents.

2. PAYMENT OF THE PURCHASE PRICE.

- (a) Upon opening escrow, Buyer will deposit \$50,000 (Fifty Thousand Dollars) with Escrow Holder. The deposit shall be placed in an interest bearing account, with interest credited to Buyer.
- (b) At the expiration of Feasibility Study Period an additional \$50,000 (Fifty Thousand Dollars) will be deposited in escrow.

The deposit(s) shall be applied against the Purchase Price and shall be nonrefundable if Escrow fails to close due to Buyer's default.

- (c) Buyer will pay the balance in cash at close of escrow.

3. **FEASIBILITY STUDY PERIOD.** 90 days after the Opening of Escrow. Seller shall not offer the Property to any other purchasers or solicit any offers to purchase during the Feasibility Study Period.
4. **CLOSE OF ESCROW.** Escrow to be closed 15 days after the approval of the State government agencies. The balance of the purchase price shall be paid all cash.
5. **OTHER CONDITIONS.** Within five days from Seller's acceptance of this offer, Seller will deliver to Buyer all information (i.e. maps, topos, studies, correspondences, analyses, etc.) in its possession or can be obtained from any of its consultants or agents. Seller will also reasonably cooperate with Buyer in discussing the development of the subject Property.
6. **ESCROW.** Escrow shall be opened with Stewart Title Company in its Los Angeles office on or before June 7 days after Seller's written acceptance of this letter, which shall constitute initial escrow instructions.
7. **TITLE INSURANCE.** Seller will provide Buyer with an ALTA Owner's Policy of Title Insurance issued by Stewart Title in the amount of the Purchase Price. The title insurance policy will be subject only to those matters approved by Buyer.
8. **COSTS, FEES AND EXPENSES.** Buyer shall be responsible for the escrow fee, the documentary transfer tax, preparation and recordation of the grand deed, and such other costs as are customarily charged to a seller.
9. **RIGHT OF ENTRY.** During escrow, Buyer will have the right to enter the Property for any purpose in connection with its purchase of the Property. Buyer will keep the Property free and clear of any mechanic's or materialman's liens arising out of any such entry and indemnify Seller for any damage done due to Buyer's entry.
10. **BROKER'S COMMISSION.** Buyer shall be responsible for a Broker's commission payable to Tony R. Cordeiro, TRC Consultant with separate Commission Agreement. Buyer and Seller each warrants to the other that no other person or entity has a claim for any brokerage commission or finder's fee in connection with this transaction.
11. **PURCHASE AGREEMENT.** Within fourteen (14) days after Seller's written acceptance of this Letter of Intent, Buyer and Seller shall complete negotiations for and execute a Purchase Agreement for the Property. In the event that the Purchase Agreement is not timely executed in accordance with this paragraph (absent a written agreement between Buyer and Seller to extend the

December 18, 2012

Page 3 of 3

time for negotiation and execution of the Purchase Agreement), this transaction shall automatically terminate, the Escrow shall be canceled, all deposits shall be returned to Buyer with any interest earned, and the parties shall have no further obligations to each other with respect to the Property.

Buyer and Seller acknowledge and agree that (except for the parties' obligations under paragraph 9, "Right of Entry", and Seller's obligations under paragraph 3, "Feasibility Study Period") this letter does not constitute any type of binding agreement or commitment, and each party reserves the right to modify any and all of the proposed terms. A contract will not exist until both parties have jointly executed a formal Purchase Agreement.

If the terms of this letter are acceptable to Seller, Seller should execute a copy of this letter where indicated below and return it to Buyer, at which time Buyer will begin preparation of the Purchase Agreement.

If you have any questions or would like to discuss this proposal further, please do not hesitate to contact me.

Sincerely,
Grand Pacific Communities Corporation



Richard Chou
Chief Operating Officer

APPROVED AND ACCEPTED THIS ____th DAY OF ____, 2012

"Seller"

Signature

Printed Name

Title

MARKET ANALYSIS

By:

Tony Cordeiro

TRC CONSULTANT

9006 Candlewood Street,
Rancho Cucamonga, CA91730
Tel: 909-945-1012
Email: trcordeiro@aol.com

TRC CONSULTANT

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Telephone 909-945-1012

e-mail trcordeiro@aol.com

SALES COMPS REPORT

SUBJECT PROPERTY

Subject property known as Assessor's Parcel Numbers 240-341-72, 73 and 74, 240-361-01, 02, 03, 04, 05, and 06, consisting of 5.5 acres more or less. Tentative Tract Number 17760, a thirty one (31) lot subdivision. Property is a infill single family project that is located within the "Walnut Village Specific Plan," an older Specific Plan. All services and utilities are available at the property. Property has a good window for marketing the sales of single family homes.

SUMMARY OF COMPARABLE SALES

The National and the Inland Empire's very slow economy has caused the reduction of real estate land sales in and around the City of Fontana. It is very difficult to find Sales (comparable) Comps in a given area, of which means comps may require value adjustments of comps available.

SALES COMPS

17582 Arrow Blvd., Fontana, CA., 92335

Property had an approved Tentative Tract Map that has since expired, for thirty two (32) condominiums, zoned commercial. All services and utilities available at the property. Property located at Arrow Blvd. and Tamarind Ave., one and one-half (1 ½) miles more or less from subject property. Has a good window for marketing the sales of condominium homes. Consists of 2.76 acres, Selling Price of \$360,000.00 (\$130,435.00 per acre). Property provides a higher density usage, value adjustment would be required for this comp.

27687 Miller Avenue, Fontana, CA., (address should read 17687 Miller Avenue, Fontana, CA.)

Property consists of 2.18 acres divided into five (5) finished lots with a home of 2,600 square feet and a guess house of 500 square feet. Zoned R-1 residential, all services and utilities at or near by. Has a fair window on Miller Avenue for marketing single family homes. Property located one and one-half (1 ½) miles from subject property. Selling Price of \$250,000.00 (\$114,679.00 per acre) Property provides finish lots and a home, value adjustment would be required for this comp.

16900 Baseline Avenue, Fontana, CA., 92336

Property consists of 4.74 acres of vacant flat land and is within the "Walnut Village Specific Plan" with the same zoning as the Subject Property. Services and utilities at or near the property. Property was sold as raw land without entitlements. Selling Price of \$470,000.00 (\$99.156.00 per acre). Good location with frontage on Baseline provides a very good window for marketing single family homes. Property is located one-half (½) mile from Subject Property. This comp is one of the better comparables to the Subject Property. Without entitlements this comp may require value adjustments.

No Address at this time, Located in North Fontana

Property consists of nine (9) acres of flat land, zoned Community Commercial which allows the development of mix use projects. Mix use projects with residential densities up to 24 units per acre, along with retail and office space. Property is located at the northwest corner of Summit Ave. and Citrus Ave., a prime location with many amenities near by. North Fontana area is the newer area of development with many major public builders contributing to Fontana's growth. Selling Price of \$1,177,500.00 (\$130,833.00 per acre). This property provides the developer with many uses and an excellent window for marketing residential, retail and other commercial products. With all that this property has to offer a value adjustment would be required.

The information herein was provided by Stewart Title of California Incorporated and by LoopNet Incorporated, both accepted as very reliable companies.

Please be advise the information provided herein is from reliable sources and believed to be accurate. TRC CONSULTANT is not responsible or accept liability for the accuracy of information provided herein.

TRC CONSULTANT

9006 Candlewood Street, Rancho Cucamonga, California, 91730

Telephone 909-945-1012

e-mail trcordeiro@aol.com

SALES COMPS REPORT

SUBJECT PROPERTY

Subject property known as Assessor's Parcel Numbers 240-341-72, 73 and 74, 240-361-01, 02, 03, 04, 05, and 06, consisting of 5.5 acres more or less. Tentative Tract Number 17760, a thirty one (31) lot subdivision. Property is a infill single family project that is located within the "Walnut Village Specific Plan," an older Specific Plan. All services and utilities are available at the property. Property has a good window for marketing the sales of single family homes.

SUMMARY OF COMPARABLE SALES

The National and the Inland Empire's very slow economy has caused the reduction of real estate land sales in and around the City of Fontana. It is very difficult to find Sales (comparable) Comps in a given area, of which means comps may require value adjustments of comps available.

SALES COMPS

17582 Arrow Blvd., Fontana, CA., 92335

Property had an approved Tentative Tract Map that has since expired, for thirty two (32) condominiums, zoned commercial. All services and utilities available at the property. Property located at Arrow Blvd. and Tamarind Ave., one and one-half (1 ½) miles more or less from subject property. Has a good window for marketing the sales of condominium homes. Consists of 2.76 acres, Selling Price of \$360,000.00 (\$130,435.00 per acre). Property provides a higher density usage, value adjustment would be required for this comp.

27687 Miller Avenue, Fontana, CA., (address should read 17687 Miller Avenue, Fontana, CA.)

Property consists of 2.18 acres divided into five (5) finished lots with a home of 2,600 square feet and a guess house of 500 square feet. Zoned R-1 residential, all services and utilities at or near by. Has a fair window on Miller Avenue for marketing single family homes. Property located one and one-half (1 ½) miles from subject property. Selling Price of \$250,000.00 (\$114,679.00 per acre) Property provides finish lots and a home, value adjustment would be required for this comp.

16900 Baseline Avenue, Fontana, CA., 92336

Property consists of 4.74 acres of vacant flat land and is within the "Walnut Village Specific Plan" with the same zoning as the Subject Property. Services and utilities at or near the property. Property was sold as raw land without entitlements. Selling Price of \$470,000.00 (\$99,156.00 per acre). Good location with frontage on Baseline provides a very good window for marketing single family homes. Property is located one-half (½) mile from Subject Property. This comp is one of the better comparables to the Subject Property. Without entitlements this comp may require value adjustments.

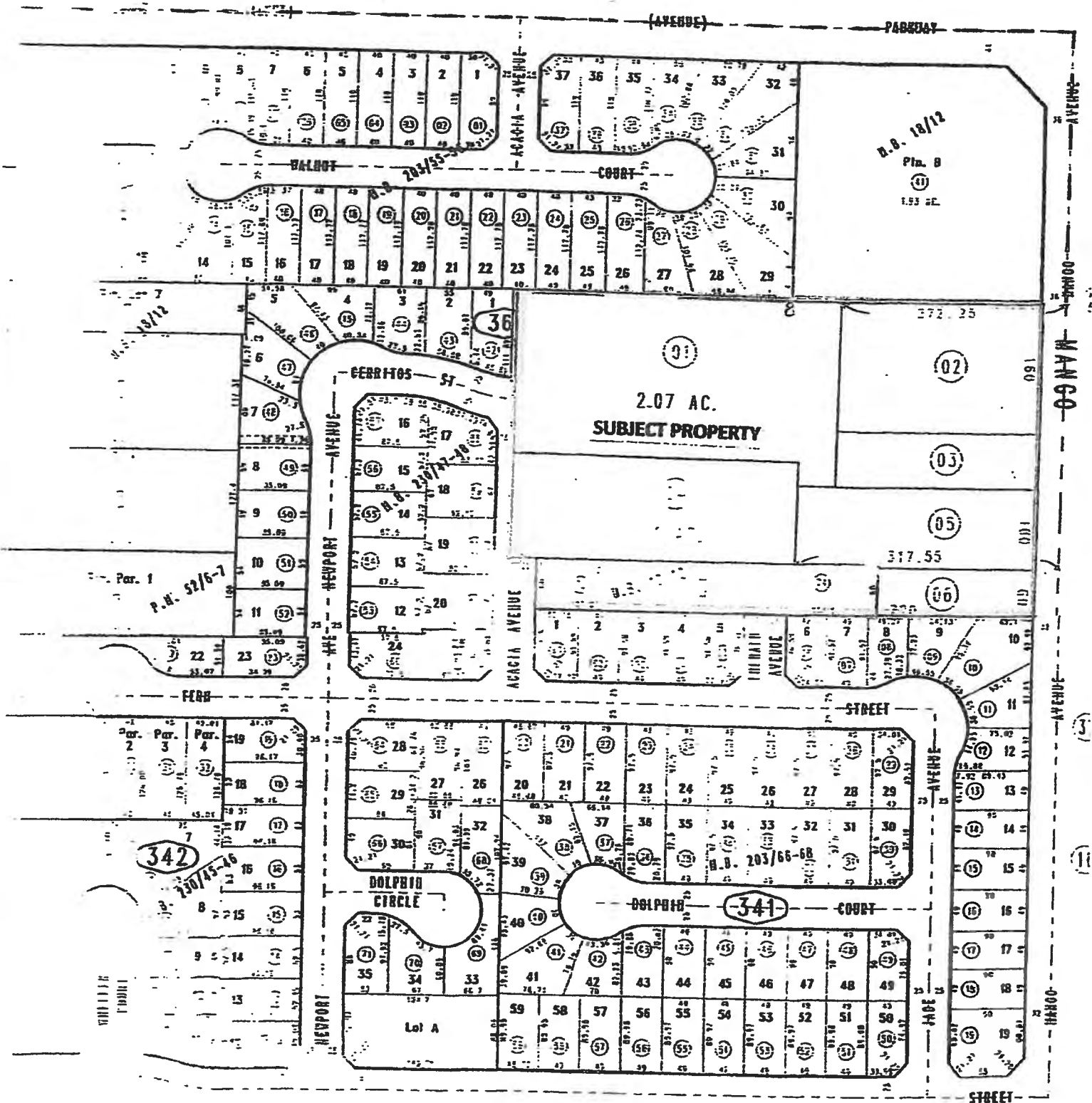
No Address at this time, Located in North Fontana

Property consists of nine (9) acres of flat land, zoned Community Commercial which allows the development of mix use projects. Mix use projects with residential densities up to 24 units per acre, along with retail and office space. Property is located at the northwest corner of Summit Ave. and Citrus Ave., a prime location with many amenities near by. North Fontana area is the newer area of development with many major public builders contributing to Fontana's growth. Selling Price of \$1,177,500.00 (\$130,833.00 per acre). This property provides the developer with many uses and an excellent window for marketing residential, retail and other commercial products. With all that this property has to offer a value adjustment would be required.

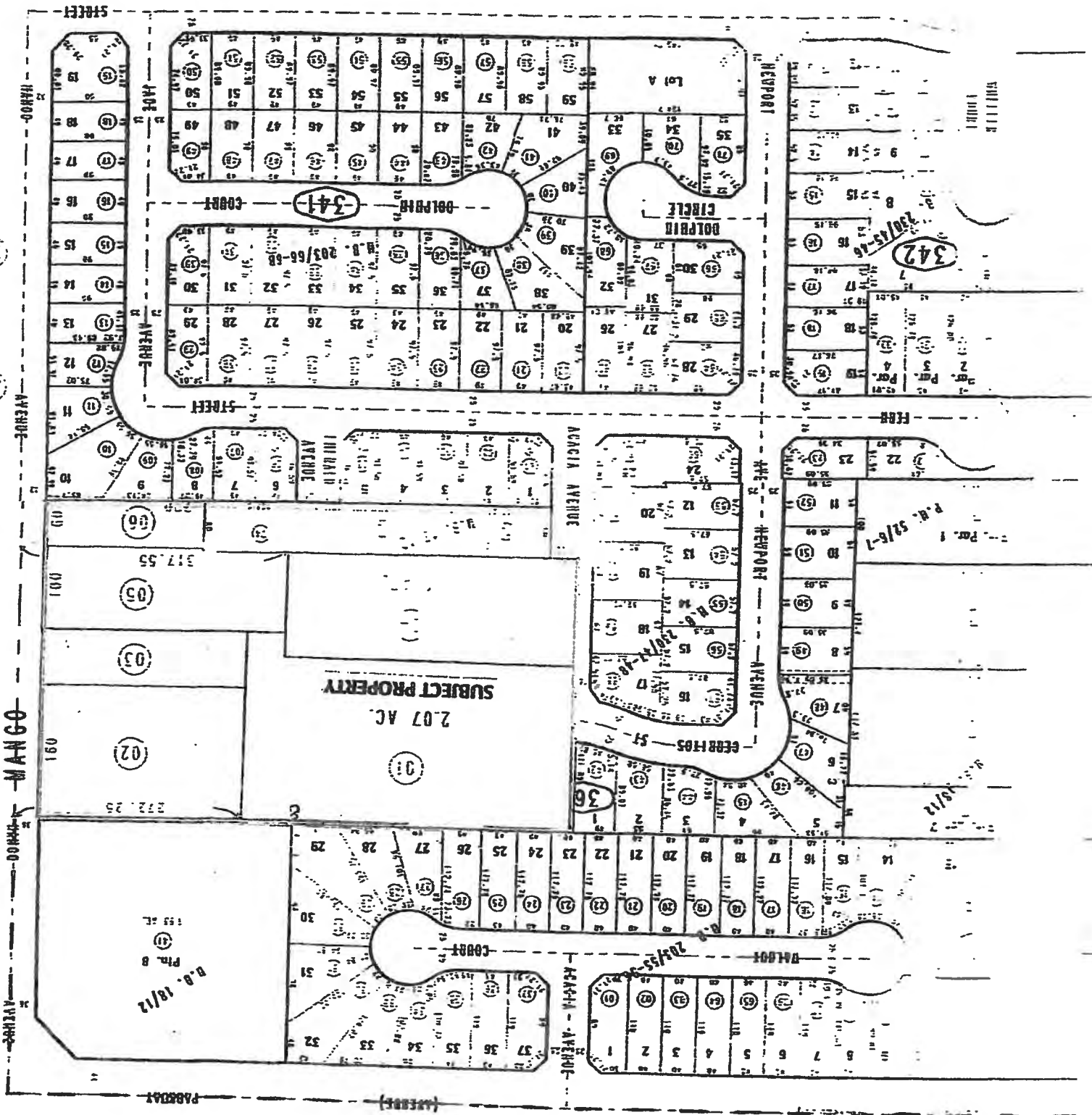
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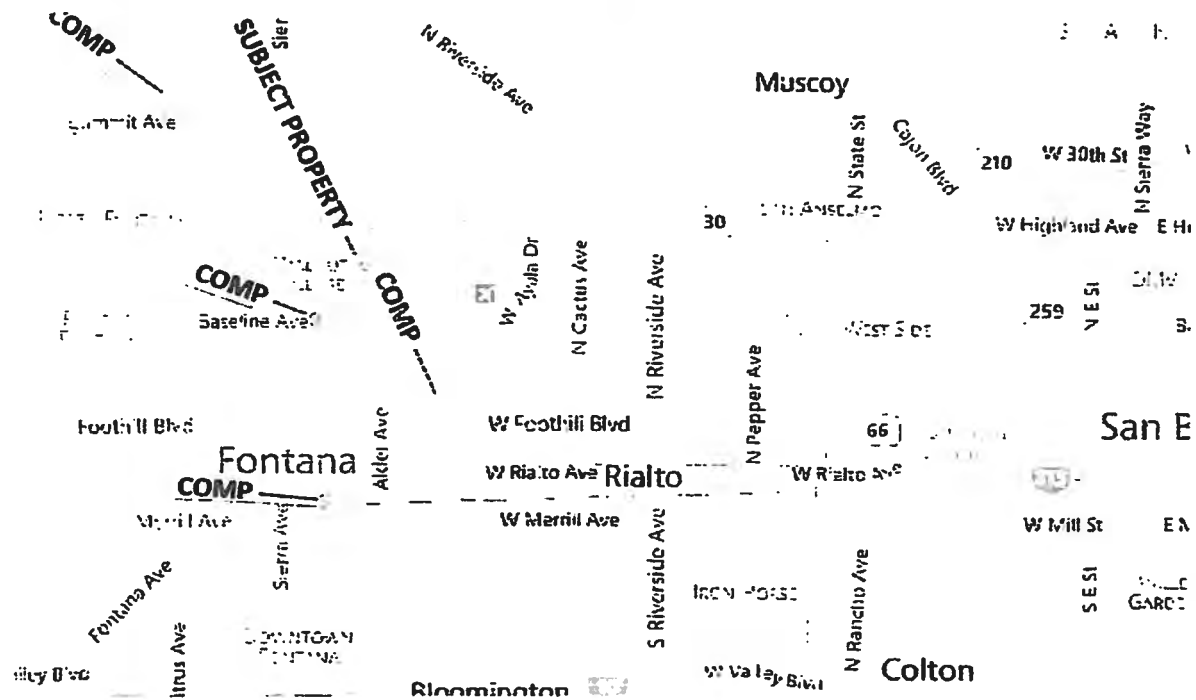
Subject property known as Assessor's Parcel Numbers 240-341-72, 73 and 74, 240-361-01, 02, 03, 04, 05, and 06, consisting of 5.5 acres more or less. Tentative Tract Number 17760, a thirty one (31) lot subdivision. Property is a infill single family project that is located within the "Walnut Village Specific Plan," an older Specific Plan. All services and utilities are available at the property. Property has a good window for marketing the sales of single family homes.



Subject property known as Assessor's Parcel Numbers 240-341-72, 73 and 74, 240-361-17760, a thirty one (31) lot subdivision. Property is a infill single family project that is located within the "Walnut Village Specific Plan," an older Specific Plan. All services and utilities are available at the property. Property has a good window for marketing the sales of single family homes.

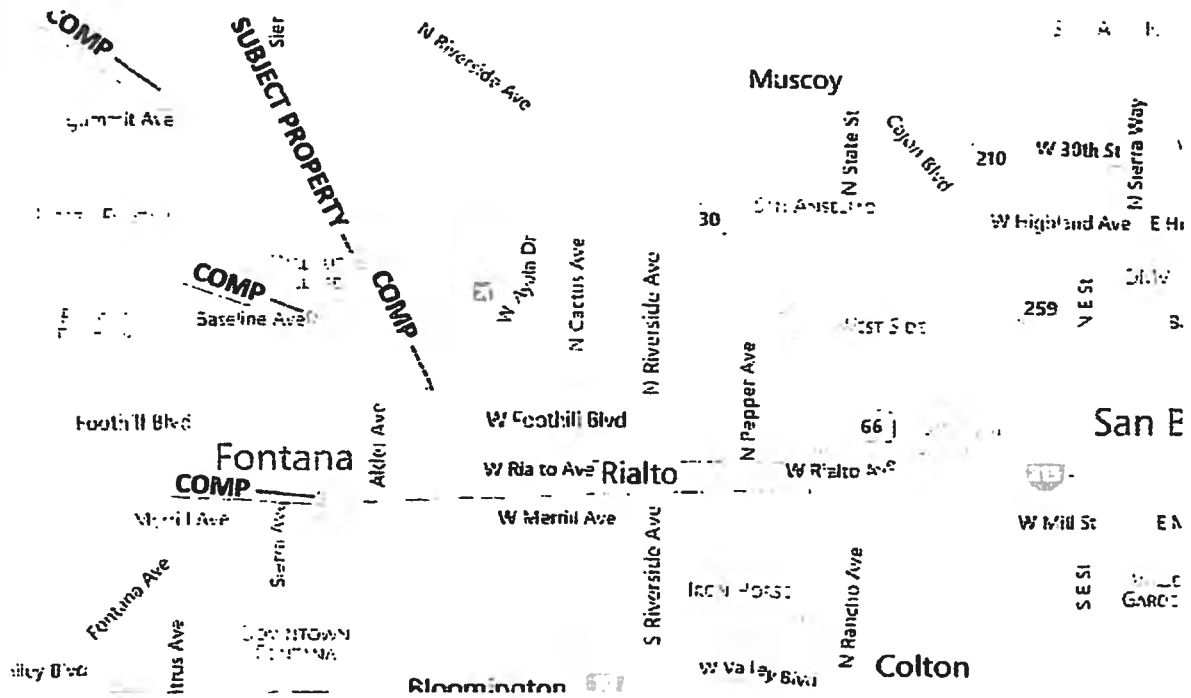


MAP WITH LOCATIONS OF SALES COMPS



Total of four comparables

MAP WITH LOCATIONS OF SALES COMPS



Total of four comparables

17582 Arrow Blvd, Fontana, CA 92335**Summary****Sale Details**

Sale Status: Sold
Sale Date: 09/23/2011
Sale Price: \$360,000 (\$130,434.78/Acre)
Document #: 399560

Property Information

Property Type: Land
Property Subtype: Residential (land)
Lot Size: 2.76 Acres
APN / Parcel ID: 0192-371-01

Property Description

Subject property is a total gross acreage of 2.76 acres

Parties to Transaction

Seller: EAST WEST BK
Broker: Chaparral Land Company
Craig Levy
View Phone Number
Buyer: ACAA LP
422 WIER RD, SAN BERNARDINO, CA 92408

Sale Comments

Bank Sold / REO Sale.

Financing Comments

Cash Sale.

Original Listing**Contact Broker**

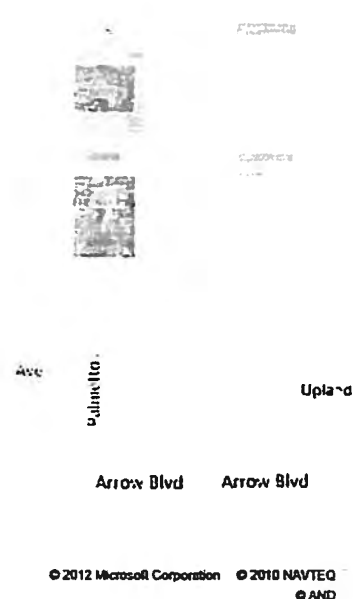
Craig Levy
(805) 469-5480

Presented by
Duane Levy & Associates

BANK OWNED_2.76 AC (Expired T MAP FOR 32 UNITS)

17582 ARROW BLVD, Fontana, CA 92335

Price: N/A
Lot Size: 2.76 AC
Property Type: Land
Property Sub-type: Residential (land)



Distressed: Yes

Last Updated over 1 year ago
Listing ID 17165020**Description**

Subject property is a total gross acreage of 2.76 acres. Design Review No. 05-022 and Tentative Tract Map No.17456 for a one lot condominium map and 32 condominium units was approved by the City of Fontana Planning Commission on January 24,2008. Map has sense expired but may be reinstated with the City of Fontana.

Higheast and Best Use: R-3 Residential / C-2 BLVD Overlay Future Commercial

Property is located on the north side of Arrow Blvd and Tamarind Avenue in the City of Fontana.

Created 5/17/2011

Owner & Mortgage Information (at time of sale)

09/23/2011

APN / Parcel ID 0192-371-01

Owner Acaa Lp

Address 422 WIER RD, SAN BERNARDINO, CA 92408

Property Details (at time of sale)

Property Type	Land
Property Subtype	Residential (land)
Lot Size	2.76 Acres
Use Type	VO
Property on Ground Lease	N
Property Description	Subject property is a total gross acreage of 2.76 acres.

Tax Information

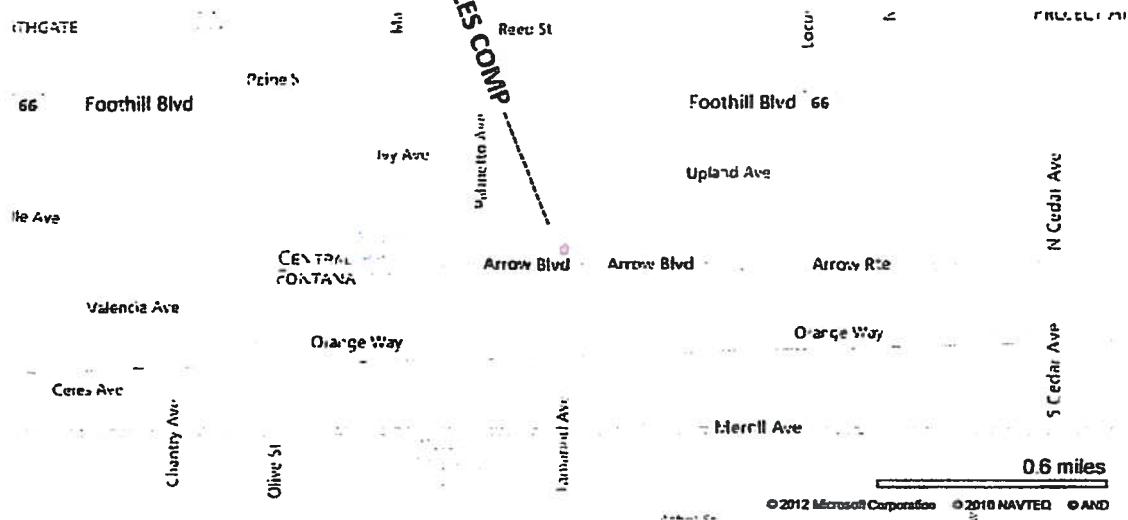
APN / Parcel ID	0192-371-01
Tax Amount	\$10,352
Tax Year	2010
Assessed Year	2011
Total Taxable Value	\$969,400
Total Taxable Land Value	\$969,400
Assessed Total Value	\$969,400
Assessed Land Value	\$969,400

Photos



Maps

Map View



17582 Arrow Blvd, Fontana, CA 92335**Summary****Sale Details**

Sale Status: Sold
Sale Date: 09/23/2011
Sale Price: \$360,000 (\$130,434.78/Acre)
Document #: 399560

Property Information

Property Type: Land
Property Subtype: Residential (land)
Lot Size: 2.76 Acres
APN / Parcel ID: 0192-371-01

Property Description

Subject property is a total gross acreage of 2.76 acres.

Parties to Transaction

Seller: EAST WEST BK

Broker: Chaparral Land Company
Craig Levy
View Phone Number

Buyer: ACAA LP
422 WIER RD, SAN BERNARDINO, CA 92408

Sale Comments

Bank Sold / REO Sale.

Financing Comments

Cash Sale.

Original Listing**Contact Broker**

Craig Levy
(805) 469-5480

Presented by
Duane Levy & Associates

BANK OWNED_2.76 AC (Expired T MAP FOR 32 UNITS)

17582 ARROW BLVD, Fontana, CA 92335

Price	N/A
Lot Size	2.76 AC
Property Type	Land
Property Sub-type	Residential (land)

Distressed: Yes

Last Updated over 1 year ago
Listing ID 17165020**Description**

Subject property is a total gross acreage of 2.76 acres. Design Review No. 05-022 and Tentative Tract Map No.17456 for a one lot condominium map and 32 condominium units was approved by the City of Fontana Planning Commission on January 24,2008. Map has sense expired but may be reinstated with the City of Fontana.

Higheast and Best Use: R-3 Residential / C-2 BLVD Overlay Future Commercial

Property is located on the north side of Arrow Blvd and Tamarind Avenue in the City of Fontana.

Created 5/17/2011

Owner & Mortgage Information (at time of sale)

09/23/2011

APN / Parcel ID 0192-371-01

Owner Acaa Lp

Address 422 WIER RD, SAN BERNARDINO, CA 92408

Property Details (at time of sale)

Property Type	Land
Property Subtype	Residential (land)
Lot Size	2.76 Acres
Use Type	VO
Property on Ground Lease	N
Property Description	Subject property is a total gross acreage of 2.76 acres.

Tax Information

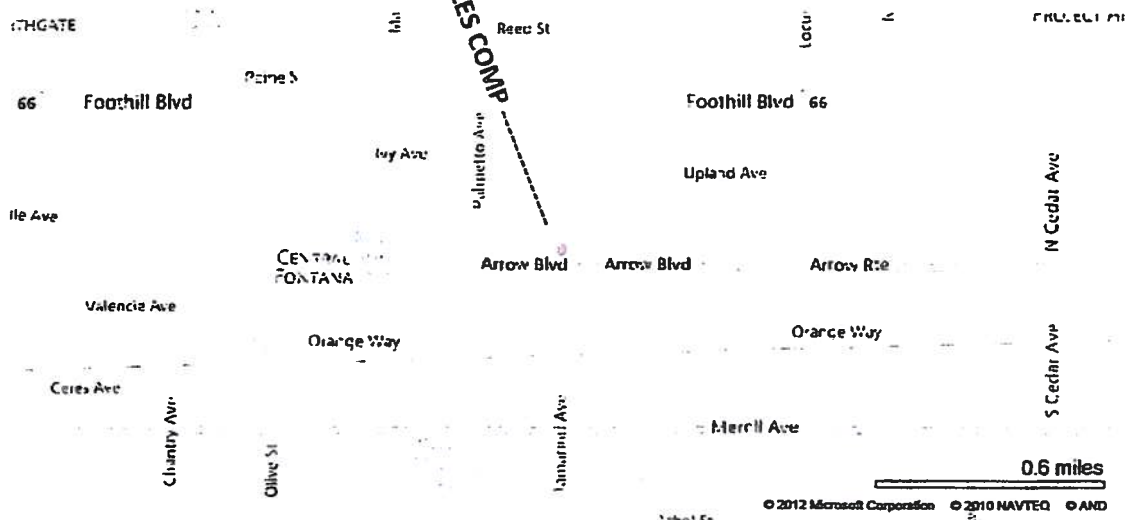
APN / Parcel ID	0192-371-01
Tax Amount	\$10,352
Tax Year	2010
Assessed Year	2011
Total Taxable Value	\$969,400
Total Taxable Land Value	\$969,400
Assessed Total Value	\$969,400
Assessed Land Value	\$969,400

Photos



Maps

Map View

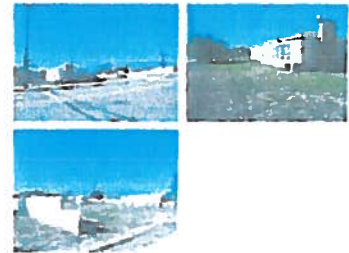


27684 Miller, Fontana, CA 92336**Summary**

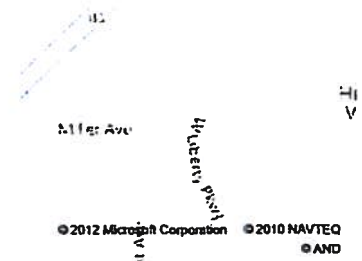
Broker Provided Sales Comp

Sale Details

Sale Status: Sold
Sale Date: 04/30/2010
Sale Price: \$250,000 (\$114,678.90/Acre)
Listing Price: \$458,000

**Property Information**

Property Type: Land
Property Subtype: Residential (land)
Lot Size: 2.18 Acres
APN / Parcel ID: 0241-201-05

**Property Description**

2.18 acres with 5 finished lots with sewer, with a 2,600sf house on the property with a 500sf guest house.

Parties to Transaction

Broker: Coldwell Banker Commercial
Coldwell Banker Commercial

[View Phone Number](#)

Original Listing**Contact Broker**

Coldwell Banker Commercial
(760) 684-8000
Dave Taylor
(760) 792-1513
Mehdi Mostaeedi
(760) 684-8044

**Fontana 2.18**

27684 Miller, Fontana, CA 92336

Price: N/A
Lot Size: 2.18 AC
Property Type: Land
Property Sub-type: Residential (land)
APN / Parcel ID: 0241-201-05



Last Updated over 1 year ago
Listing ID 16157078

Description

±2.18 Acres - 5 finished lots with sewer, with a ±2,600 SF house on the property with a ±500 SF guest house.

Fontana, CA

Created 3/20/2009

Property Details (at time of sale)

Property Type	Land
Property Subtype	Residential (land)
Lot Size	2.18 Acres
Use Type	VO
Property on Ground Lease	N
Property Description	2.18 acres with 5 finished lots with sewer, with a 2,600sf house on the property with a 500sf guest house.

Photos



Maps

Map View



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Land - Sales Comp

27684 Miller, Fontana, CA 92336

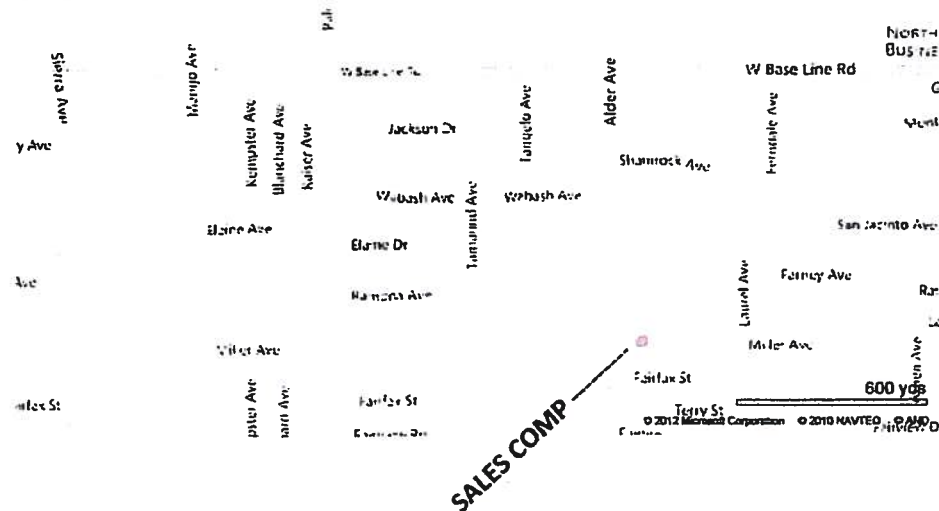
Additional Options

[Sale](#) [Original Listing](#) [Property](#) [Photos](#) [Map](#)

ID 2509451

[Print](#)[Update this Sales](#)[Comp](#)[Report Error](#)**Maps**

Map View



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27684 Miller, Fontana, CA 92336**Summary**

Broker Provided Sales Comp

Sale Details

Sale Status: Sold
Sale Date: 04/30/2010
Sale Price: \$250,000 (\$114,678.90/Acre)
Listing Price: \$458,000

**Property Information**

Property Type: Land
Property Subtype: Residential (land)
Lot Size: 2.18 Acres
APN / Parcel ID: 0241-201-05

**Property Description**

2.18 acres with 5 finished lots with sewer, with a 2,600sf house on the property with a 500sf guest house.

Parties to Transaction

Broker: Coldwell Banker Commercial
Coldwell Banker Commercial

[View Phone Number](#)

Original Listing**Contact Broker**

Coldwell Banker Commercial
(760) 684-8000
Dave Taylor
(760) 792-1513
Mehdi Mostaedi
(760) 684-8044

**Fontana 2.18**

27684 Miller, Fontana, CA 92336

Price:	N/A
Lot Size:	2.18 AC
Property Type:	Land
Property Sub-type:	Residential (land)
APN / Parcel ID:	0241-201-05



Last Updated over 1 year ago
Listing ID 16157078

Description

±2.18 Acres - 5 finished lots with sewer, with a ±2,600 SF house on the property with a ±500 SF guest house.
Fontana, CA

Created 3/20/2009

Property Details (at time of sale)

Property Type	Land
Property Subtype	Residential (land)
Lot Size	2.18 Acres
Use Type	VO
Property on Ground Lease	N
Property Description	2.18 acres with 5 finished lots with sewer, with a 2,600sf house on the property with a 500sf guest house.

Photos



Maps

Map View



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LoopNet Property Comps provide recent commercial property sale details and valuation. Our sales comps provide a snapshot of the recent property sale, and we offer over 1.8 Million Sales Comps sold commercial real estate records. Historical sale information is compiled from brokers, our Research team, deed information, and public record.

Land - Sales Comp

27684 Miller, Fontana, CA 92336

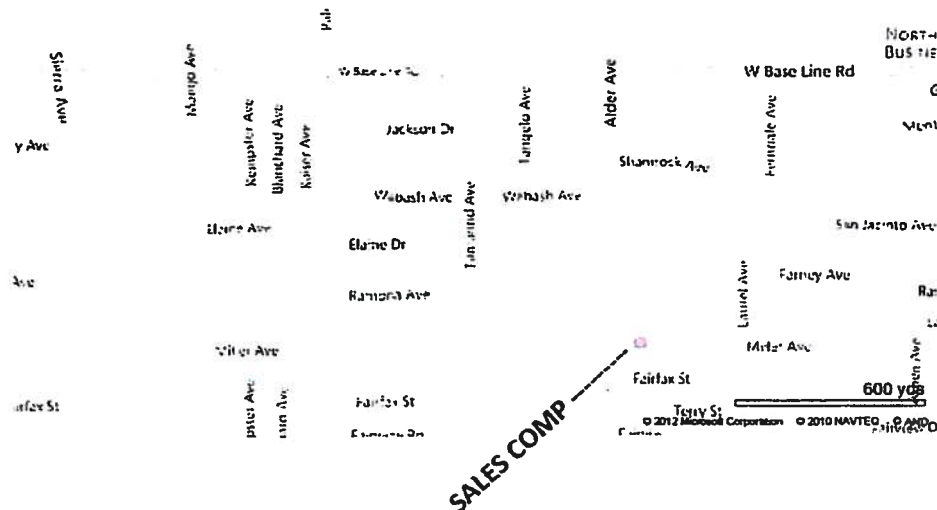
Additional Options

[Sale](#) [Original Listing](#) [Property](#) [Photos](#) [Map](#)

ID 2509451

[Print](#)[Update this Sales](#)[Comp](#)[Report Error](#)**Maps**

Map View



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16900 Baseline Avenue, Fontana, CA 92336**Summary**

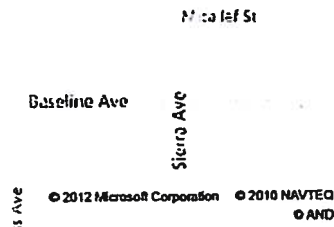
Broker Provided Sales Comp

**Sale Details**

Sale Status: Sold
Sale Date: 11/30/2012
Sale Price: \$470,000 (\$99,156.12/Acre)
Listing Price: \$470,000

Property Information

Property Type: Land
Property Subtype: Residential (land)
Lot Size: 4.74 Acres

**Property Description**

+/- 4.74 Acres of vacant land - east of Sierra Avenue. APN's 0240-141-08/20/19/30 & 0240-132-27. Walnut Village Specific Plan - Prime Growth Area. Gen. Plan - Res Planned Community (RPC). Zoning - Sweet Gum (4 Houses per acre). Utilities at or near site. Motivated Seller's - Make Offer!

Parties to Transaction

Broker: RE/MAX Champions
Harold Wright
View Phone Number

Original Listing**Contact Broker**

Harold Wright
(909) 981-6984

**Fontana - 4.74 Acres - Residential**

16900 Baseline Avenue, Fontana, CA 92336

Price: N/A
Lot Size: 4.74 AC
Property Type: Land
Property Sub-type: Residential (land)
Features:
Electricity/Power
Water
Telephone



Last Updated 10 days ago
Listing ID 17130359

Description

+/- 4.74 Acres of vacant land - east of Sierra Avenue. APN's 0240-141-08/20/19/30 & 0240-132-27. Walnut Village Specific Plan - Prime Growth Area. Gen. Plan - Res Planned Community (RPC). Zoning - Sweet Gum (4 Houses per acre). Utilities at or near site. Motivated Seller's - Make Offer!

Prime Location for Growth - TG 574 J6

Created 4/24/2011

Property Details (at time of sale)

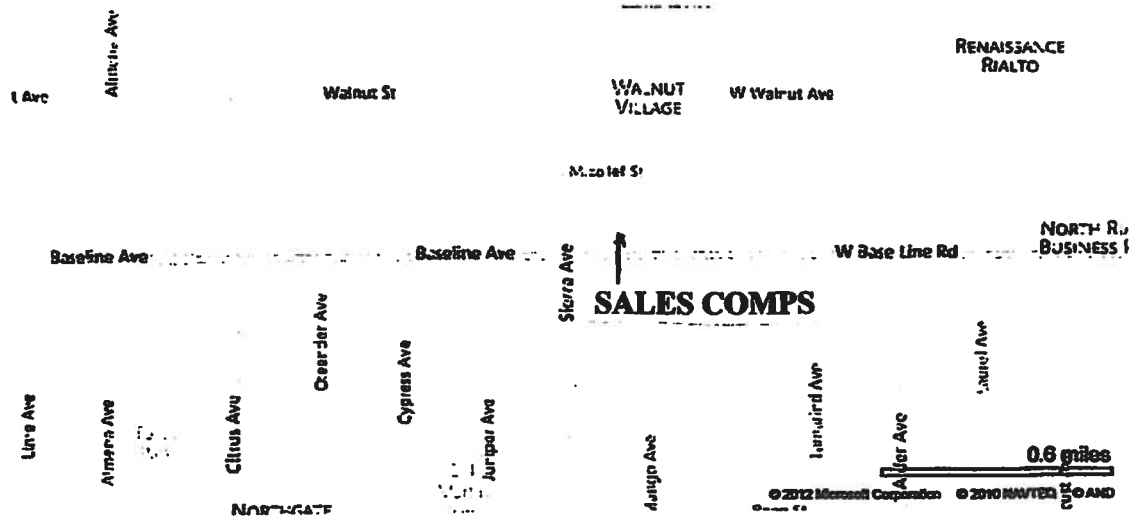
Property Type	Land
Property Subtype	Residential (land)
Lot Size	4.74 Acres
Use Type	VO
Property on Ground Lease	N
Property Description	+/- 4.74 Acres of vacant land - east of Sierra Avenue. APN's 0240-141-08/20/19/30 & 0240-132-27. Walnut Village Specific Plan - Prime Growth Area. Gen. Plan - Res Planned Community (RPC). Zoning - Sweet Gum (4 Houses per acre). Utilities at or near site. Motivated Seller's - Make Offer!

Photos



Maps

Map View



16900 Baseline Avenue, Fontana, CA 92336

Summary

Broker Provided Sales Comp

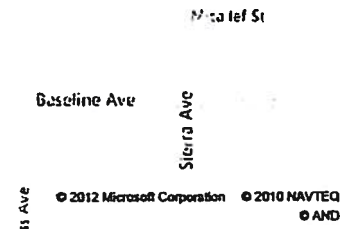


Sale Details

Sale Status: Sold
Sale Date: 11/30/2012
Sale Price: \$470,000 (\$99,156.12/Acre)
Listing Price: \$470,000

Property Information

Property Type: Land
Property Subtype: Residential (land)
Lot Size: 4.74 Acres



Property Description

+/- 4.74 Acres of vacant land - east of Sierra Avenue. APN's 0240-141-08/20/19/30 & 0240-132-27. Walnut Village Specific Plan - Prime Growth Area. Gen. Plan - Res Planned Community (RPC). Zoning - Sweet Gum (4 Houses per acre). Utilities at or near site. Motivated Seller's - Make Offer!

Parties to Transaction

Broker: RE/MAX Champions
Harold Wright
View Phone Number

Original Listing

Contact Broker

Harold Wright
(909) 981-6984



Fontana - 4.74 Acres - Residential

16900 Baseline Avenue, Fontana, CA 92336

Price:	N/A
Lot Size:	4.74 AC
Property Type:	Land
Property Sub-type:	Residential (land)
Features:	
Electricity/Power	
Water	
Telephone	



Last Updated 10 days ago
Listing ID 17130359

Description

+/- 4.74 Acres of vacant land - east of Sierra Avenue. APN's 0240-141-08/20/19/30 & 0240-132-27. Walnut Village Specific Plan - Prime Growth Area. Gen. Plan - Res Planned Community (RPC). Zoning - Sweet Gum (4 Houses per acre). Utilities at or near site. Motivated Seller's - Make Offer!

Prime Location for Growth - TG 574 J6

Created 4/24/2011

Property Details (at time of sale)

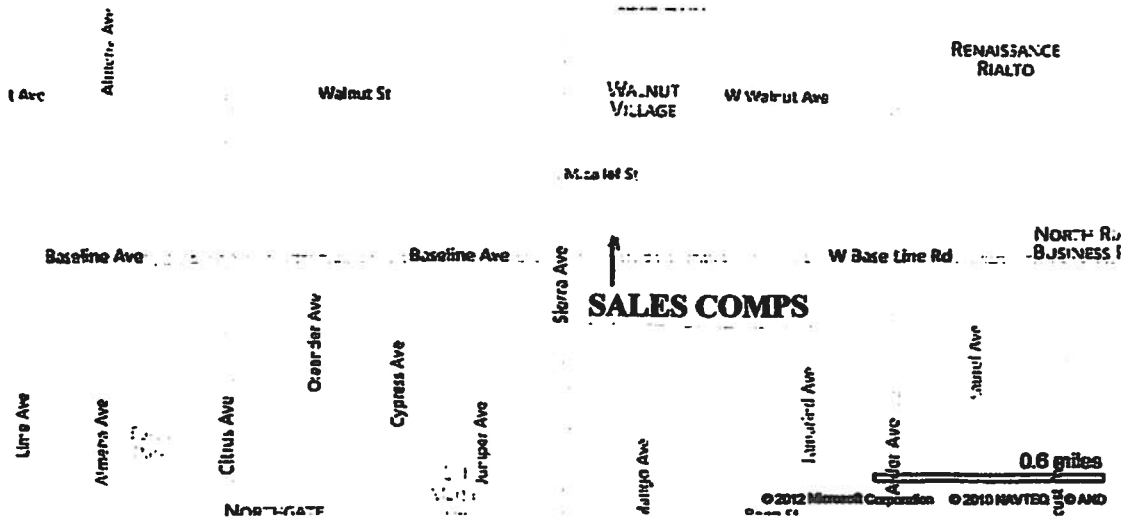
Property Type	Land
Property Subtype	Residential (land)
Lot Size	4.74 Acres
Use Type	VO
Property on Ground Lease	N
Property Description	+/- 4.74 Acres of vacant land - east of Sierra Avenue. APN's 0240-141-08/20/19/30 & 0240-132-27. Walnut Village Specific Plan - Prime Growth Area. Gen. Plan - Res Planned Community (RPC). Zoning - Sweet Gum (4 Houses per acre). Utilities at or near site. Motivated Seller's - Make Offer!

Photos



Maps

Map View



TRC CONSULTANT

9006 Candlewood Street, Rancho Cucamonga, California, 91730

Telephone 909-945-1012 e-mail trcordeiro@aol.com

SALES (comparable) COMP

The following information was provided by STEWART TITLE OF CALIFORNIA INC.

LOCATION; The north west corner of Summit Avenue and Citrus Avenue, in the City of Fontana, California.

ASSESSOR'S PARCEL NUMBERS 1107-262-37.

SALES DETAILS

Sale Status	Sold
Sale Date	3-23-2012
Sale Price	\$1,177,500 (\$130,833.33 per acre)

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential/Commercial
Lot Size	392,040 sq. ft. (9 acres more or less)

PROPERTY DESCRIPTION

Property consists of nine (9) acres mostly flat, undeveloped land adjacent to the Lewis Community Developers "Shady Trails" master-plan in north Fontana. Property is within the "Citrus Heights Specific Plan". The highly visible property is zoned Community Commercial and is within an "Activity Center Overlay District", which allows for residential uses with densities up to 24 du/ac in conjunction with retail and offices uses. The property is within walking distance to Sierra Lakes Elementary School, Summit High School, recreational amenities like the 34 acre Fontana Park and Sierra Lakes public golf course. All utilities and services at or near property.

BROKERAGE

ASG
Asset Solutions Group
250 Baker Street East, Suite 200
Costa Mesa, California, 92626
Telephone 949-250-7780

46	Parcel 0241-012-61	Site BASELINE AVE , FONTANA, CA 92336-
Owner	SAN GABRIEL VALLEY WATER COMPANY	Mail 11142 GARVEY AVE , EL MONTE, CA 91733-2425
Use	Vacant Land(General)	Ph
Loans	\$ 0	Doc 2012-0494750
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 40,541SF/0.93ACTr
		Xmpt None Zn
		Sale \$ 215,000
		Date 11/20/2012
		Assd \$ 374,215
		Impr \$ 0
		Blk Lot
47	Parcel 0241-182-31	Site 17639 SUNNYDALE PL , FONTANA, CA 92336-2356
Owner	ALEJANDRO GARCIA	Mail 17639 SUNNYDALE PL , FONTANA, CA 92336-2356
Use	Vacant Land(General)	Ph
Loans	\$ 275,418	Doc 2012-0335909
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 7,104SF/0.16AC Tr 17095
		Xmpt None Zn
		Sale \$ 280,500
		Date 08/20/2012
		Assd \$ 30,831
		Impr \$ 0
		Blk Lot 5
48	Parcel 0241-182-32	Site 17635 SUNNYDALE PL , FONTANA, CA 92336-2356
Owner	SHERYL & LEONARD TRADER	Mail 17635 SUNNYDALE PL , FONTANA, CA 92336-2356
Use	Vacant Land(General)	Ph
Loans	\$ 284,747	Doc 2012-0458079
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 6,863SF/0.16AC Tr 17095
		Xmpt None Zn
		Sale \$ 290,000
		Date 11/05/2012
		Assd \$ 30,831
		Impr \$ 0
		Blk Lot 6
49	Parcel 0249-062-62	Site , FONTANA, CA 92335-
Owner	IRENE CERVANTES	Mail 14674 TORREY WAY , ADELANTO, CA 92301-3787
Use	Vacant Land(General)	Ph
Loans	\$ 25,000	Doc 2012-0315401
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 22,964SF/0.53ACTr
		Xmpt None Zn
		Sale \$ 50,000
		Date 08/07/2012
		Assd \$ 55,000
		Impr \$ 0
		Blk Lot
50	Parcel 0249-062-63	Site 9235 LOCUST AVE , FONTANA, CA 92335-6036
Owner	GUILLERMO VAZQUEZ SR	Mail 9840 LOCUST AVE , BLOOMINGTON, CA 92316-1708
Use	Vacant Land(General)	Ph
Loans	\$ 25,000	Doc 2012-0294725
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 19,810SF/0.45ACTr
		Xmpt None Zn
		Sale \$ 55,000
		Date 07/24/2012
		Assd \$ 47,500
		Impr \$ 0
		Blk Lot
51	Parcel 0251-012-06	Site 9860 OLEANDER AVE , FONTANA, CA 92335-7837
Owner	CHOTU INVESTMENT LLC	Mail 4967 PALOMINO PL , RANCHO CUCAMONGA, CA 91737-2407
Use	Vacant Land(General)	Ph
Loans	\$ 0	Doc 2012-0004078
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 7,843SF/0.18AC Tr
		Xmpt None Zn
		Sale \$ 22,000
		Date 01/04/2012
		Assd \$ 25,000
		Impr \$ 0
		Blk Lot
52	Parcel 0251-031-39	Site 16246 VALLEY BLVD , FONTANA, CA 92335-7831
Owner	SANDRA ROOHR	Mail 10866 LARCH AVE , BLOOMINGTON, CA 92316-2710
Use	Vacant Land(General)	Ph
Loans	\$ 241,046	Doc 2012-0464742
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 11,100SF/0.25ACTr
		Xmpt None Zn
		Sale \$ 242,500
		Date 11/08/2012
		Assd \$ 38,405
		Impr \$ 0
		Blk Lot
53	Parcel 0251-031-40	Site VALLEY BLVD , FONTANA, CA 92335-
Owner	SANDRA ROOHR	Mail 10866 LARCH AVE , BLOOMINGTON, CA 92316-2710
Use	Vacant Land(General)	Ph
Loans	\$ 241,046	Doc 2012-0464742
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 15,900SF/0.37ACTr
		Xmpt None Zn
		Sale \$ 242,500
		Date 11/08/2012
		Assd \$ 55,058
		Impr \$ 0
		Blk Lot
54	Parcel 1107-262-37	Site SUMMIT AVE , FONTANA, CA 92336-
Owner	AKY LLC	Mail 650 CAMINO DE GLORIA , WALNUT CA 91789-2513
Use	Vacant Land(General)	Ph
Loans	\$ 0	Doc 2012-0112211
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 392,046SF/9.00ACTr
		Xmpt None Zn
		Sale \$ 1,177,500
		Date 03/23/2012
		Assd \$ 7,253,321
		Impr \$ 0
		Blk Lot

TRC CONSULTANT

9006 Candlewood Street, Rancho Cucamonga, California, 91730

Telephone 909-945-1012 e-mail trcordeiro@aol.com

SALES (comparable) COMP

The following information was provided by STEWART TITLE OF CALIFORNIA INC.

LOCATION; The north west corner of Summit Avenue and Citrus Avenue, in the City of Fontana, California.

ASSESSOR'S PARCEL NUMBERS 1107-262-37.

SALES DETAILS

Sale Status	Sold
Sale Date	3-23-2012
Sale Price	\$1,177,500 (\$130,833.33 per acre)

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential/Commercial
Lot Size	392,040 sq. ft. (9 acres more or less)

PROPERTY DESCRIPTION

Property consists of nine (9) acres mostly flat, undeveloped land adjacent to the Lewis Community Developers "Shady Trails" master-plan in north Fontana. Property is within the "Citrus Heights Specific Plan". The highly visible property is zoned Community Commercial and is within an "Activity Center Overlay District", which allows for residential uses with densities up to 24 du/ac in conjunction with retail and offices uses. The property is within walking distance to Sierra Lakes Elementary School, Summit High School, recreational amenities like the 34 acre Fontana Park and Sierra Lakes public golf course. All utilities and services at or near property.

BROKERAGE

ASG
Asset Solutions Group
250 Baker Street East, Suite 200
Costa Mesa, California, 92626
Telephone 949-250-7780

46	Parcel 0241-012-61	Site BASELINE AVE , FONTANA, CA 92336-
Owner	SAN GABRIEL VALLEY WATER COMPANY	Mail 11142 GARVEY AVE , EL MONTE, CA 91733-2425
Use	Vacant Land(General)	Ph
Loans	\$ 0	Doc 2012-0494750
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 40,541SF/0.93ACTr
		Blk Lot
		Xmpt None Zn
		Sale \$ 215,000
		Assd \$ 374,215
		Impr \$ 0
		Date 11/20/2012
47	Parcel 0241-182-31	Site 17639 SUNNYDALE PL , FONTANA, CA 92336-2356
Owner	ALEJANDRO GARCIA	Mail 17639 SUNNYDALE PL , FONTANA, CA 92336-2356
Use	Vacant Land(General)	Ph
Loans	\$ 275,418	Doc 2012-0335909
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 7,104SF/0.16AC Tr 17095
		Blk Lot 5
		Xmpt None Zn
		Sale \$ 280,500
		Assd \$ 30,831
		Impr \$ 0
		Date 08/20/2012
48	Parcel 0241-182-32	Site 17635 SUNNYDALE PL , FONTANA, CA 92336-2356
Owner	SHERYL & LEONARD TRADER	Mail 17635 SUNNYDALE PL , FONTANA, CA 92336-2356
Use	Vacant Land(General)	Ph
Loans	\$ 284,747	Doc 2012-0458079
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 6,863SF/0.16AC Tr 17095
		Blk Lot 6
		Xmpt None Zn
		Sale \$ 290,000
		Assd \$ 30,831
		Impr \$ 0
		Date 11/05/2012
49	Parcel 0249-062-62	Site , FONTANA, CA 92335-
Owner	IRENE CERVANTES	Mail 14674 TORREY WAY , ADELANTO, CA 92301-3787
Use	Vacant Land(General)	Ph
Loans	\$ 25,000	Doc 2012-0315401
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 22,964SF/0.53ACTr
		Blk Lot
		Xmpt None Zn
		Sale \$ 50,000
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Use	Vacant Land(General)	Ph
Loans	\$ 25,000	Doc 2012-0294725
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 19,810SF/0.45ACTr
		Blk Lot
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Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 7,843SF/0.18AC Tr
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		Xmpt None Zn
		Sale \$ 22,000
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		Impr \$ 0
		Date 01/04/2012
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Owner	SANDRA ROOHR	Mail 10866 LARCH AVE , BLOOMINGTON, CA 92316-2710
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Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 11,100SF/0.25ACTr
		Blk Lot
		Xmpt None Zn
		Sale \$ 242,500
		Assd \$ 38,405
		Impr \$ 0
		Date 11/08/2012
53	Parcel 0251-031-40	Site VALLEY BLVD , FONTANA, CA 92335-
Owner	SANDRA ROOHR	Mail 10866 LARCH AVE , BLOOMINGTON, CA 92316-2710
Use	Vacant Land(General)	Ph
Loans	\$ 241,046	Doc 2012-0464742
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 15,900SF/0.37ACTr
		Blk Lot
		Xmpt None Zn
		Sale \$ 242,500
		Assd \$ 55,058
		Impr \$ 0
		Date 11/08/2012
54	Parcel 1107-362-37	Site SUMMIT AVE , FONTANA, CA 92335-
Owner	ARY LLC	Mail 650 CAMINO DE GLORIA , WALNUT, CA 91789-2613
Use	Vacant Land(General)	Ph
Loans	\$ 0	Doc 2012-0112211
Units	0	Rooms 0 Beds 0 Bths 0.00
		Lot Sz 392,040SF/8.99ACTr
		Blk Lot
		Xmpt None Zn
		Sale \$ 1,177,500
		Assd \$ 7,253,321
		Impr \$ 0
		Date 03/20/2012

DESIGN CONCEPTS

By:

ANDY SUZUKI

SUZUKI DESIGNS

4931 Hemlock,,
Irvine, CA92612
Tel: 949-307-4216
Email: suzukidesigns@cox.net

December 13, 2012

Mr. Richard Chou
GRAND PACIFIC COMMUNITIES
100 N. Barranca Ave. Suite 950
West Covina, CA 91791

RE: **Walnut Village 31**
Fontana, CA

Dear Richard,

Thank you for the opportunity to work with you and Grand Pacific Communities again in creating another successful community in Fontana. Per your request, we've conceptualized three plans and elevations for your consideration and to submit for further consideration to the City.

GENERAL

5000 s.f. lots are seen throughout Southern California, but seeing them with a 45' width is a bit unusual. Developing 35' product, based on 5' sideyards, a 20' front setback and a 15' rear setback, can be challenging to the uninitiated. The plan forms available to this width necessitate a clear understanding of proportion, of market appeal and of construction constraints.

The prime factor in developing these homes will be to maximize visual impact upon entry and to never allow a homebuyer to become disenchanted with these homes because of their narrow width. Each of the homes offers large, walk in Pantries and Home Management Desks in the Kitchens. Keeping a maximum of 4 bedrooms will allow these homes to offer 2 rather than 3 Car Garages. 3 Car Garages, even with one space in tandem, will occupy more lot space than is appropriate for these lots and, while always desirable, are not essential in homes of these sizes and prices.

PLAN 1

3BR/2BA

1800 s.f.

2 Car Garage

Many buyers, regardless of market segment or price sensitivity, prefer a one story home. These market segments include 1st & 2nd Time Buyers, Young Families, move-down Pre-Empty Nesters and Empty Nesters. One story homes also appeal to families that include physically challenged members and those, while not physically challenged, preferring the ease of a one story lifestyle.

This home was designed to take advantage of the full 110' depth of most of the lots. Because of Fontana's plotting guideline of staggering front setbacks at least 4', it will probably always be plotted to the minimum 20' front setback allowing its adjacent neighbors to be plotted 4' further back off the front property line.

PLAN 1 – con't

This simple plan form consisting of side to side trusses built on a 9' plate line, will create a visually spacious yet efficiently built home. We anticipate 4:12 pitches with flat 9' ceilings throughout, but we might consider a scissor truss in the Great Rm. or the Master Bedroom.

PLAN 2

3BR+Loft/2.5BA

2000 – 2145 s.f.

2 Car Garage

Great Rooms, even in larger two story homes, are currently the preference of homebuyers across all market segments and price strata. These open floor plans allow for a casual California lifestyle, yet care must be taken to insure they furnish well and flow effortlessly.

This home is designed to appeal to Young and Growing Families that demand larger secondary bedrooms while still affording the parents the ease of mind of having these bedrooms on the same level as the Master Bedroom. The Loft, whether convertible or not, gives the family a second location in which to entertain and/or watch TV. Stacking the home will allow an economical truss framing layout with a minimum of energy devouring volume ceilings or spaces. Placing the Loft at the opposite end of the second floor from the Master Suite will allow privacy for both while still providing the opportunity for supervision.

PLAN 3

3BR+Convertible Loft/2.5BA

2203 s.f.

2 Car Garage

Offering a home with a downstairs Master Suite will appeal to Mature Families and Empty Nesters expecting Echo Children to return home and live with them for the short or long term either during or after college. What is essential in accommodating one story living in a two story home is to make sure the Service Rm. is on the first floor and creating privacy for the Master Suite entry.

This home anticipates a "pop-up" framing scheme where the framing rising up from the rear of the home will be continuous with the front to back framing of the second story. This creates an interesting rear profile by avoiding the monotony of second floors stacked over their first floors by integrating the second floors into attic spaces created by the "pop-up" framing.

The 70' depth insures that it can be plotted with the additional 4' setback required when it's plotted adjacent to a Plan 1.

ELEVATIONS

35' wide homes necessitate detailing appropriate for their width and massing. We believe offering two architectural styles with probably 6 color combinations will create a visual and textural palette that will appeal to all buyers and lifestyles.

Mr. Richard Chou
December 13, 2012
Page Three

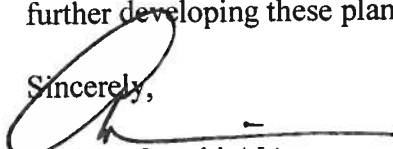
ELEVATIONS con't

A traditional American Heritage style with wood trim and fascia, posts and flat lightweight concrete tile roofs will appeal to a wide range of buyers.

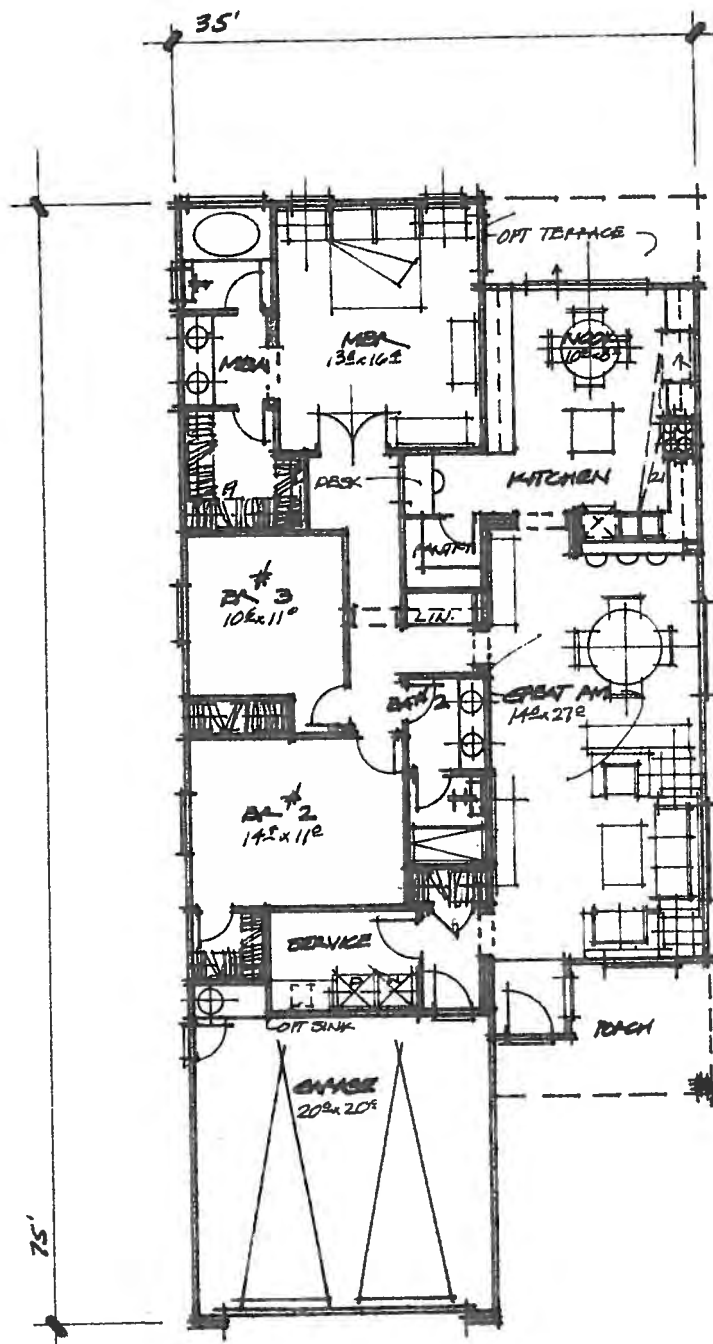
A regional Spanish Colonial style home with colorful lightweight concrete barrel tile roofs, stucco trim and fascia as well as arches setting off entry porches will also be well received by anyone familiar with Southern California living.

Again, we are pleased to be asked to assist you in creating this community and look forward to further developing these plans and elevations as soon as you deem it appropriate.

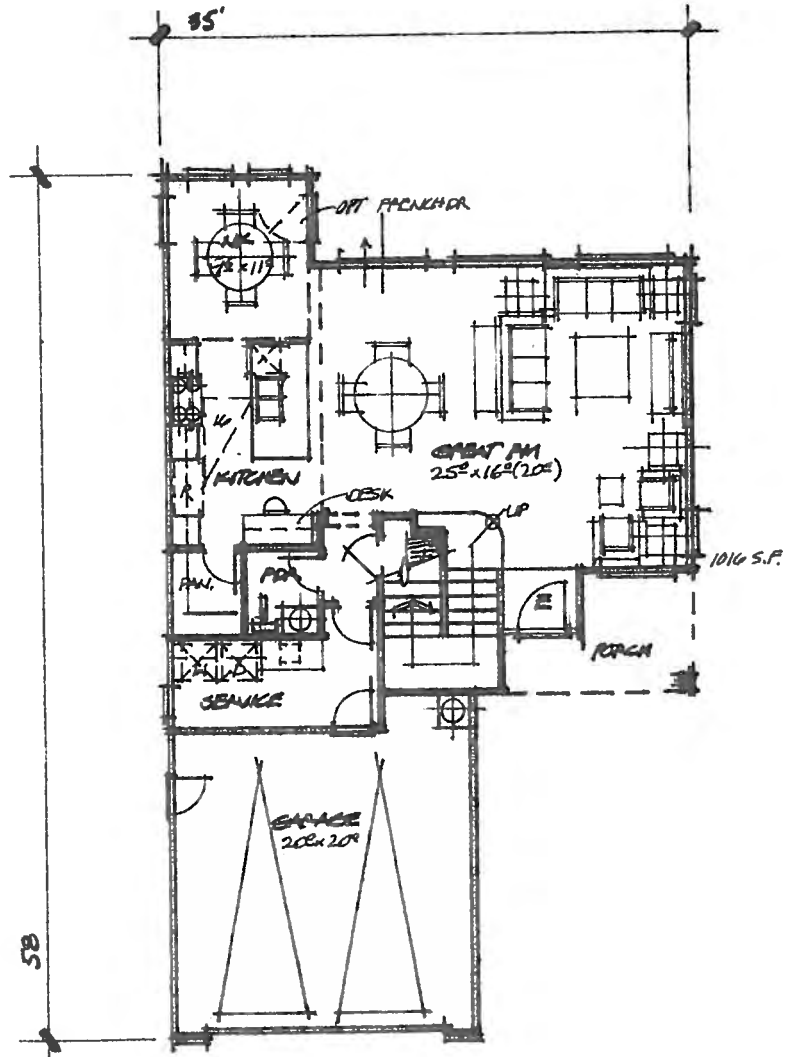
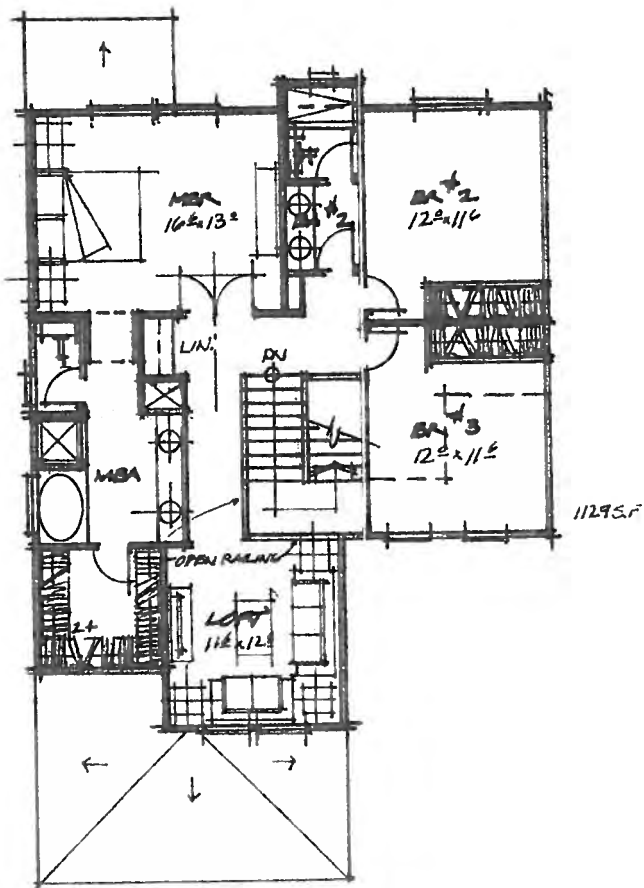
Sincerely,



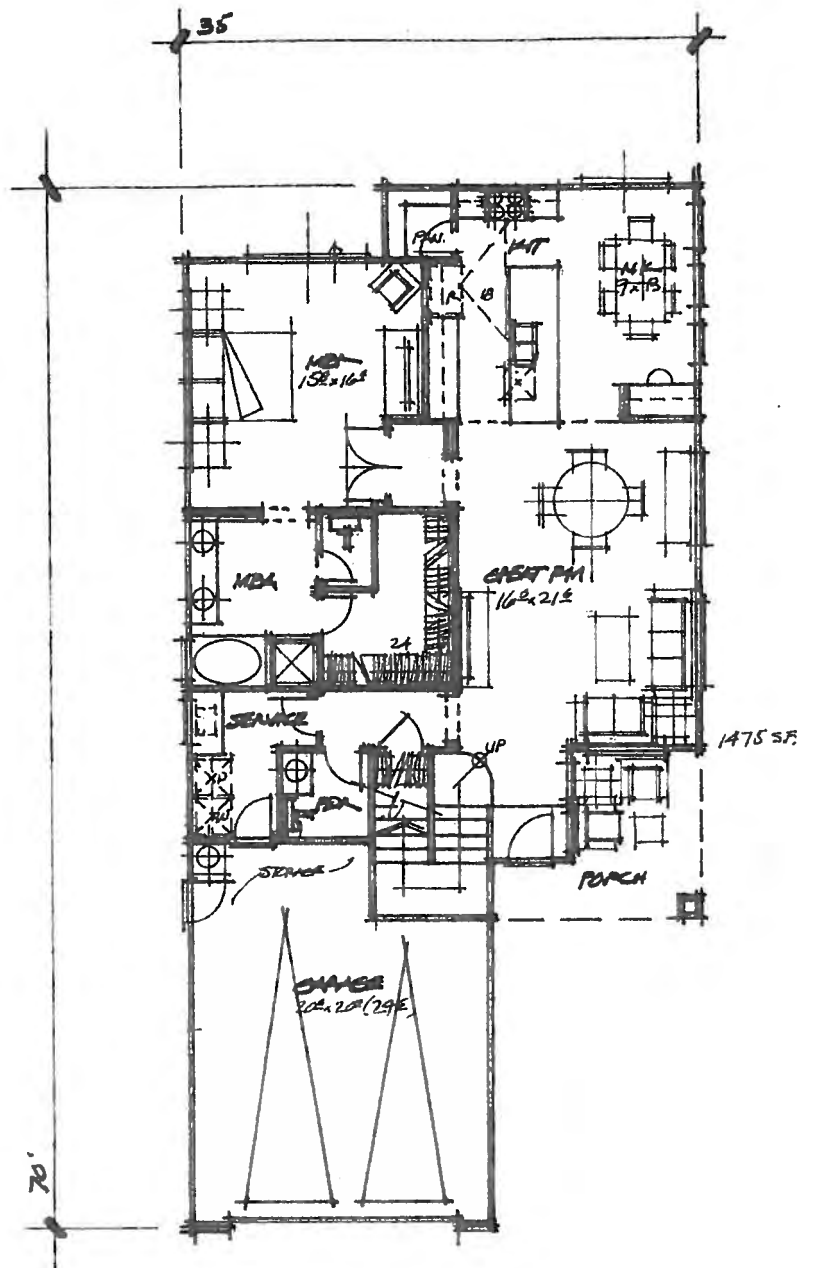
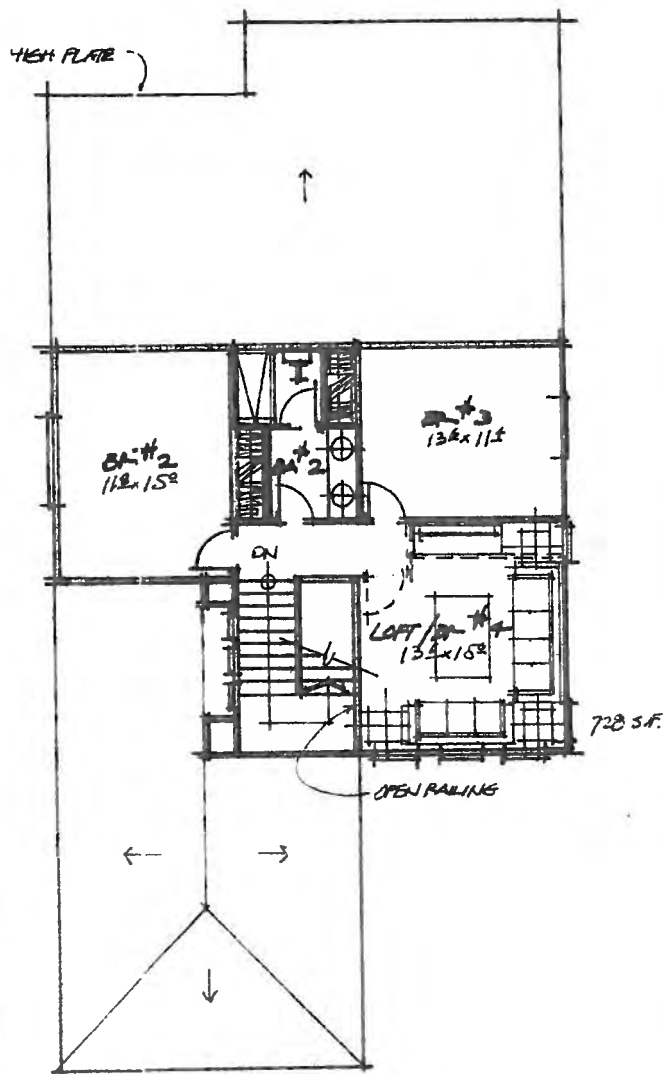
Andrew Suzuki AIA



PLAN 1
3BR/2BA
1801 S.F.



PLAN 2
3BR+LOFT/2.5BA
2145 S.F.



PLAN 3
3BR+CONV.LOFT/2.5BA
2203 S.F.

Attachment 11 – Letter of Intent for Property 104 (Westech College)

February 14, 2013

City of Fontana
Economic Development Department
8353 Sierra Avenue
Fontana, CA 92335

Attention: Elisa Grey, Manager

Subject: Letter of Intent to Purchase Parcel #019323412, .38 Acres on Sierra Avenue.

Dear Elisa,

As you know, we are currently constructing the Westech College building on Sierra Avenue in the City of Fontana. As an integral part of this development, it was necessary to obtain utility and parking easements on the adjacent subject parcel. The utility easement is perpetual, which guaranties that there will be no disruption of service to the Westech College facility at any time in the future. The parking easement however, only has a 10 year term. We recognize that the need for parking will extend many years beyond this term; therefore, we propose to purchase this parcel.

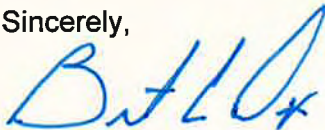
In order to determine a purchase price that is fair and equitable, we retained a civil engineering firm to analyze how much of the subject land would be available for development. The engineer plotted the required setbacks, fire, utility and water easements on the .38 acre parcel map (see the attached exhibit). The actual developable area of the parcel is 4,830 sq. ft., after the deduction of setbacks and easements. We then utilized the multiplier of \$10.00 per sq. ft. of value as determined by the appraisal completed by Mason & Mason for the City of Fontana, dated October 12, 2011.

Based upon the developable land area of 4,830 sq.ft. (encumbered by a ten (10) year parking easement) and using the value of \$10.00 per sq. ft. as determined by Mason & Mason, we propose to purchase the subject parcel for \$48,300.

We would propose to open an escrow at Fidelity National Title Company and deposit 25% of the purchase price, within 15 days after the purchase approval by the Department of Finance. We would then deposit the remaining balance of funds in escrow within an additional 30 days for closing.

We are anxious to receive a positive response from the City and Successor Agency to the Fontana Redevelopment Agency, so we ask that this request be expedited. We await your response and will move forward with a purchase escrow upon your favorable decision.

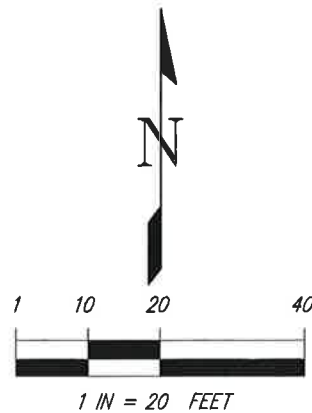
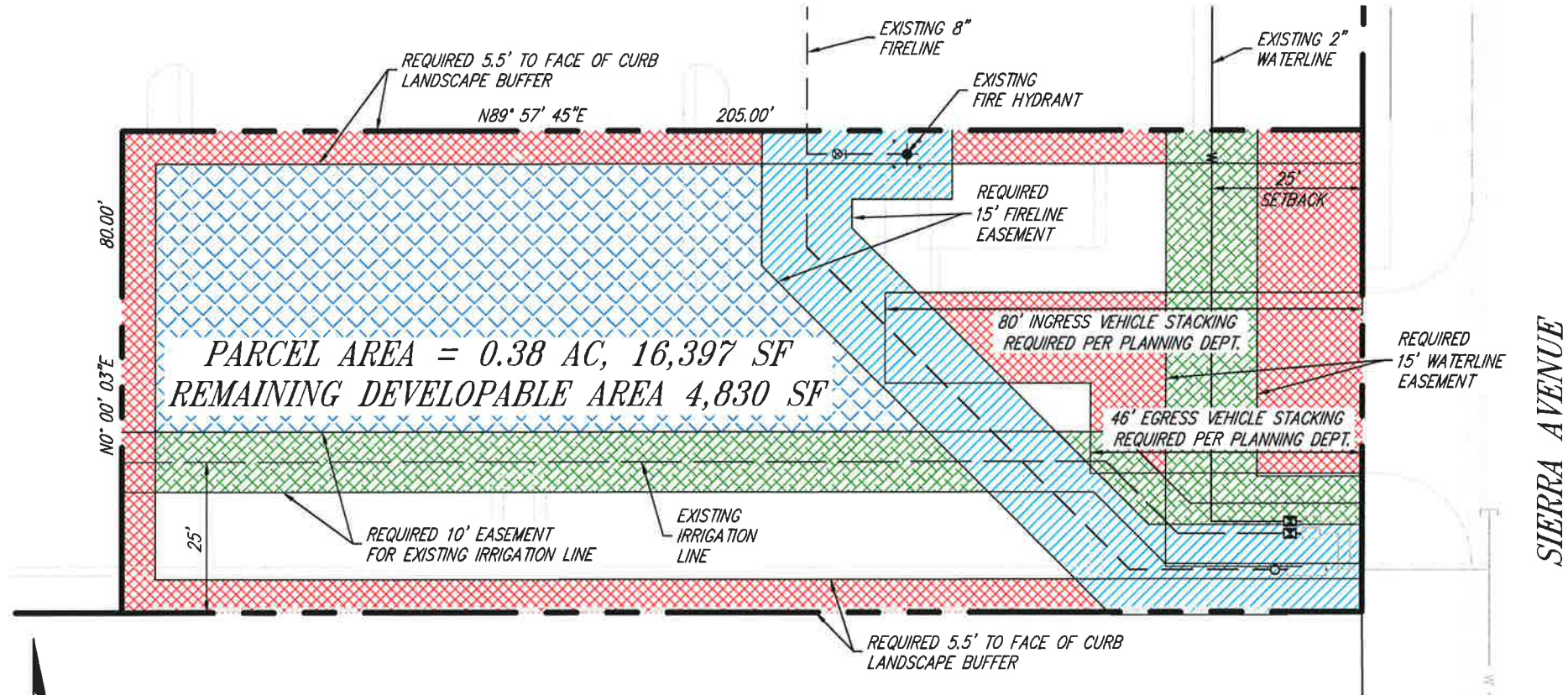
Sincerely,



Brent L. Dix
Nyma Properties, LLC

CAD FILE: K:\Personal\Projection Engineering, Inc\Projects\120202 - Westech College\Engineering\Plans\3 -Production DWG\Exhibits\ LAYOUT: Layout1
ATTACHED IMAGES: Images: projection.jpg Images: google image.jpg
ATTACHED XREFS: XRef: Mapping: XRef: Site: XRef: Utilities: XRef: Topo
PLOTTED: 11 Dec 2012, 10:44am, Owner

PARCEL 2, MAP No. 9118
DEVELOPABLE AREA EXHIBIT



LEGEND

DEVELOPABLE AREA
FIRELINE EASEMENT
REQUIRED SETBACKS
WATER/IRRIGATION EASEMENT



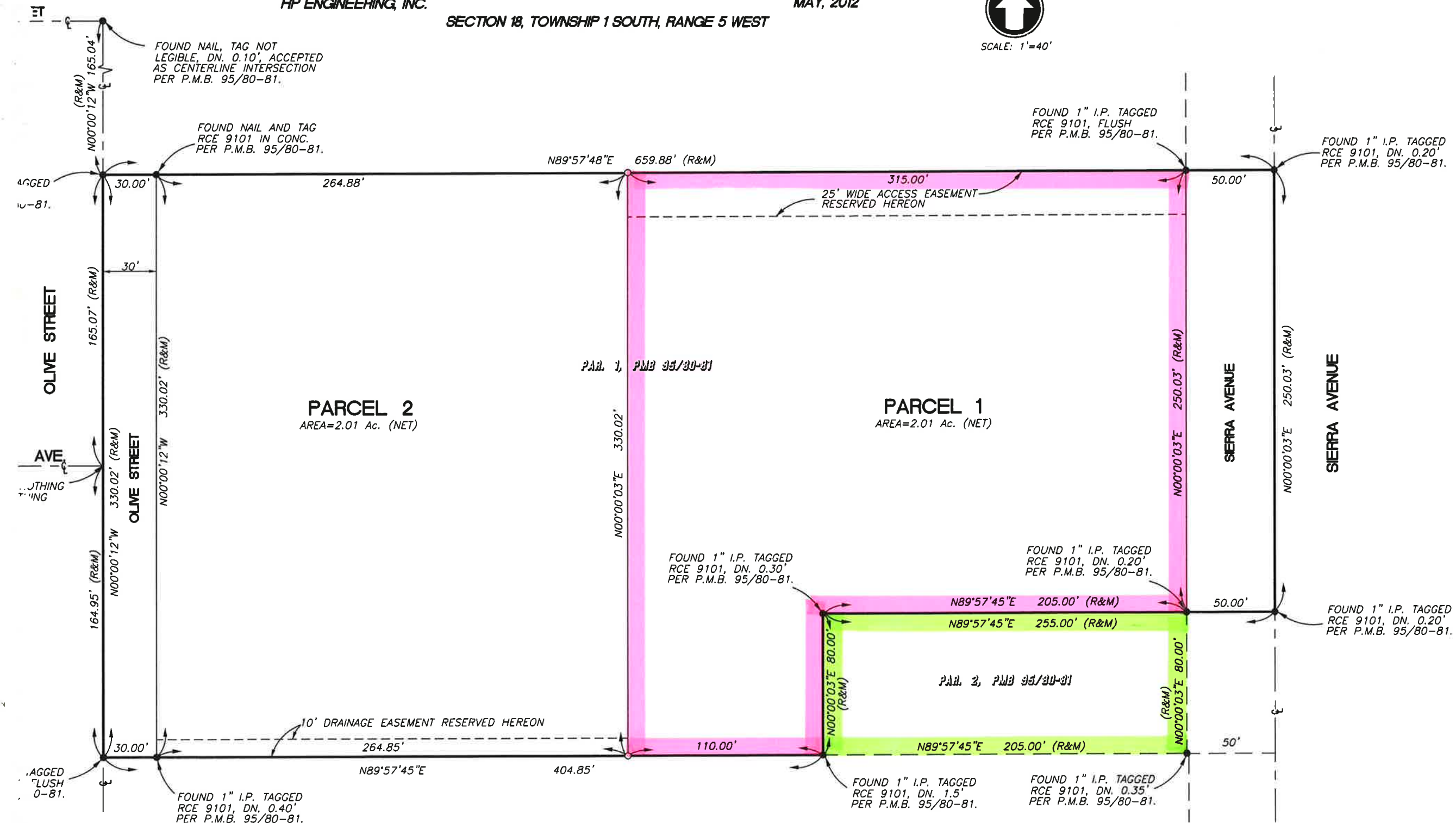
WESTECH COLLEGE EASEMENTS

BLANKET EASEMENT FOR PARKING PURPOSES
(DURATION = 10 YEARS)

UTILITY EASEMENTS (DURATION = IN PERPETUITY)

PREPARED: DECEMBER 11, 2012





APN: 0193-234-06

VACANT LOT
APN: 0193-234-09

VACANT LOT
PARCEL 2
MAP NO. 19382

WESTTECH COLLEGE
PROPOSED BUILDING
PARCEL 1
MAP NO. 19382
NET AREA = 2.01 AC
87,558 SF

SUBJECT PARCEL
PARCEL 2
MAP NO. 9118
NET AREA = 0.38 AC, 16,397 SF

PROPOSED MODIFIED
PARKWAY DRAIN

EXISTING APARTMENT BUILDING
APN: 0193-243-02

EXISTING COMMERCIAL BUILDING
APN: 0193-243-07



OLIVE STREET

SIERRA AVENUE

T LOT
3-243-10

T LOT
-243-03

INT LOT
93-243-06

SUMMARY APPRAISAL REPORT

Fontana Civic Auditorium

City of Fontana, Fontana Redevelopment Agency
and Balakhaneh Ownerships
West Side of Sierra Avenue, North of Holly Drive
City of Fontana
San Bernardino County, California
APN's 0193-234-08, 09, 11, 12 & 0193-243-03, 04, 05, 06

Prepared For

Elisa J. Grey
Economic Development Manager
City of Fontana - Economic Development Department
8353 Sierra Avenue
Fontana, California 92335

Prepared by

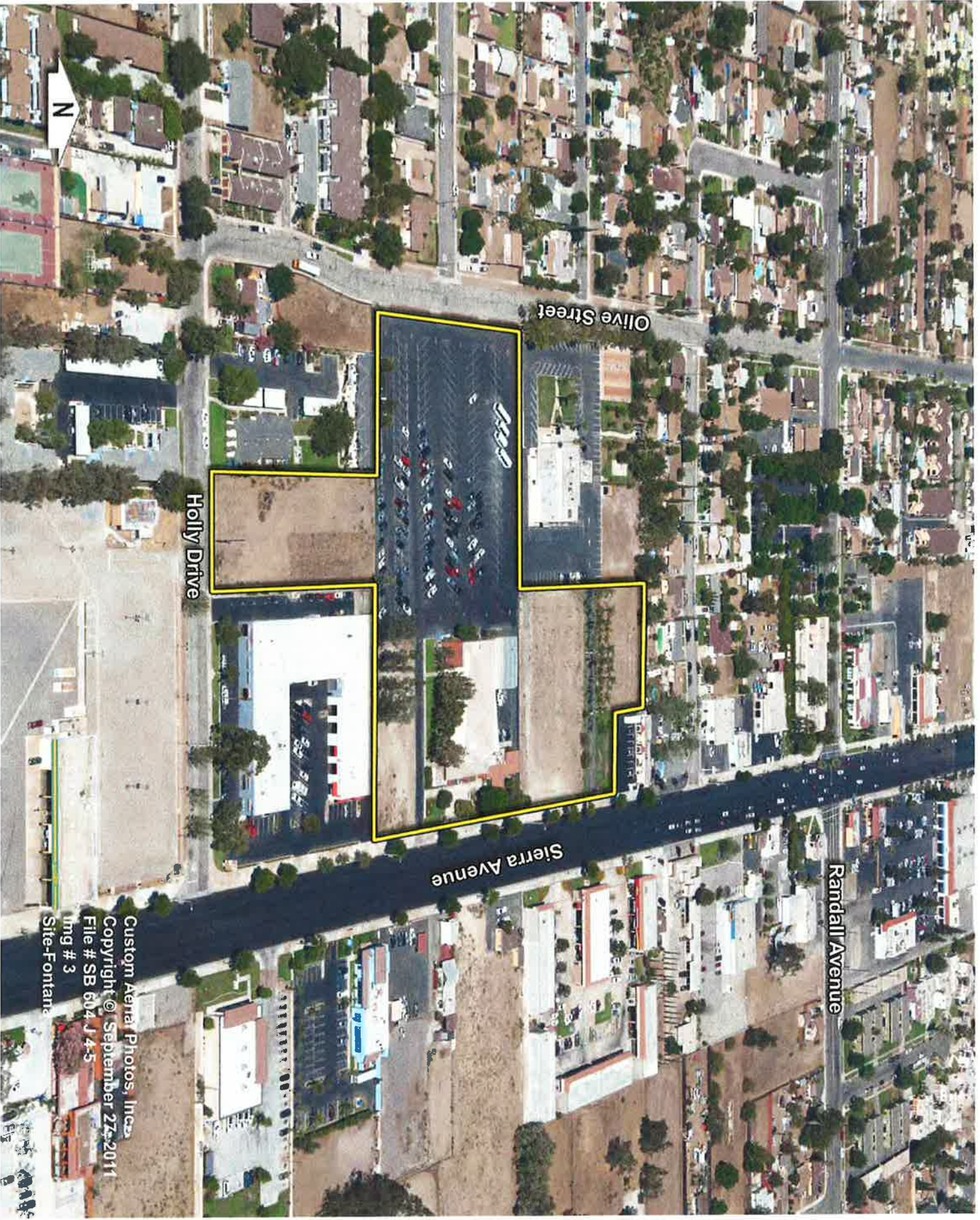
Mason & Mason®
Real Estate Appraisers & Consultants
2609 Honolulu Avenue, Suite 100
Montrose, California 91020

Date of Report

October 12, 2011

Date of Value

October 12, 2011



Randall Avenue

Sierra Avenue

Olive Street

Holly Drive

Custom Aerial Photos, Inc.
Copyright © September 27, 2011
File # SB 604 J 4-5
Img # 3
Site-Fontana

TABLE OF CONTENTS

LETTER OF TRANSMITTAL	1
STATEMENT OF LIMITING CONDITIONS.	3
Special Limiting Conditions.	5
CERTIFICATION.	7
INTRODUCTION.	8
AREA AND NEIGHBORHOOD DESCRIPTION.....	12
PROPERTY DESCRIPTION.	15
Owners of Record.	15
Legal Description.	15
Easements/Restrictions.	16
Site Description.	16
Improvement Description.	20
Owner Contact / Property History.	21
Highest & Best Use.	21
VALUATION.	25
Outline of the Problem.....	25
Sales Comparison Approach.	25
Analysis of Land Data.	26
Conclusion.	29
MARKET DATA	
Land Data Summary & Map	
Land Data Photographs & Plat Maps	
ADDENDA	
Subject Property Photographs	
Preliminary Title Report (Parcel 0193-234-11)	
Preliminary Title Report (Parcel 0193-243-06 Balakhaneh ownership)	
Appraisal Qualifications	

LIST OF EXHIBITS

Aerial Photograph.	following cover page
Assembled Larger Parcel Exhibit.	facing 8
Area Map.	facing 12
Neighborhood Map.	facing 13
Plat Map.....	facing 16
Improved Data Summary.....	facing 23
Land Data Summary.	facing 26

MASON & MASON®

Real Estate Appraisers and Consultants | Established 1926

2609 Honolulu Avenue, Suite 100 | Montrose, CA 91020-1734 | mason2.com
P: 818.957.1881 | F: 818.957.1891 | bthompson@mason2.com

Frances Wolfe Mason, MAI
David S. Mason, MAI (Retired)
Bradford D. Thompson, MAI, SR/WA
Lisa M. Benson, MAI
Vincent G. Maher, MAI
Harry McWalters, MAI
Kate McWalters, MAI, SRA
Kim Pasquariello, SR/WA
Anne E. Puls, Ph.D.
Scott Thompson

October 12, 2011

No. 89011

Elisa J. Grey, Economic Development Manager
City of Fontana
8353 Sierra Avenue
Fontana, California 92335

Re: Fontana Civic Auditorium
Summary Appraisal Report
City of Fontana, Fontana Redevelopment Agency
and Balakhaneh Ownerships, as assembled
West Side of Sierra Avenue, North of Holly Drive
Fontana, California 92335
APN's 0193-234-08, 09, 11, 12 & 0193-243-03, 04, 05, 06

Dear Ms. Grey:

As you requested, we have made an investigation and analysis of the above referenced property for the purpose of expressing an opinion of the fair market value of the subject larger parcel for possible sale and reuse, as of the current date of value, **October 12, 2011**. The intended use of the appraisal is to serve as the basis for negotiations and discussion regarding possible purchase of the subject parcels, and conversion to medical office facilities. The interest appraised is the **fee simple value** of the subject property as assembled as one ownership as of the date of value. The valuation is based upon a hypothetical assumption, as defined on page 11, that all of the subject parcels have been assembled under one ownership. The value conclusion cannot be used to separately apportion the value of each of the three current existing owner interests.

Please be advised that we have completed the appraisal and are submitting our summary appraisal report herewith in compliance to the Uniform Standards of Professional Appraisal Practice (USPAP), Standards Rule SR 2-2(b), Uniform Act, and the Caltrans Right of Way Manual. Per your request, we are submitting one (1) original copy of the summary report; a PDF electronic version of the report is available on the Mason and Mason secure website. The description and analysis of the above property are provided in the body of this report.

Elisa J. Grey, Economic Development
Manager, City of Fontana
October 12, 2011

The client and user(s) of this report are advised that this is a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in our file.

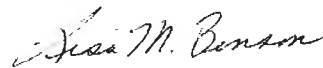
The depth of discussion contained in this report is specific to the client's needs and for the intended use as stated in this report. We are not responsible for unauthorized use of this report. Our investigation and analyses are contained in the attached summary report which describes the property appraised, the limiting conditions and special limiting conditions upon which the value opinions are premised and other considerations which support our conclusions. The estimate of the fair market value, as of October 12, 2011, is stated as follows:

THREE MILLION FIFTY EIGHT THOUSAND DOLLARS
\$3,058,000

This report is subject to the assumptions and limiting conditions, and **special limiting conditions** contained on pages 3 through 6 inclusive. This letter must remain attached to the report, which contains 29 pages plus related exhibits, in order for the value opinion set forth to be considered valid.

Respectfully submitted,

MASON & MASON



Lisa M. Benson, MAI
State of California Certificate No. AG008411



Bradford D. Thompson, MAI, SR/WA
State of California Certificate No. AG002282

LMB/BDT:ar

STATEMENT OF LIMITING CONDITIONS

The following statements, assumptions, and considerations are offered as a basis for this particular appraisal report.

... **Factual information** presented in this report has been furnished by or obtained from sources which are considered reliable. While the data is believed to be correct, it cannot be guaranteed.

... It is assumed that the **legal description and title** are good and that the subject ownership is free and clear of all encumbrances, except as may be detailed herein.

... A **land survey** was not made by the appraiser; while the dimensions and areas shown and/or referred to herein are assumed to be correct, property boundaries and locations of any improvements, are not to be construed as being based upon a survey for which the appraiser is responsible. Where land dimensions or areas were shown on prepared maps, they were used. Where areas or dimensions were not shown, they were scaled from the prepared maps and are subject to scaling error.

... The appraiser assumes no responsibility for **hidden** or **unapparent conditions** of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.

... The **final value** estimate reflects fair market value of the **fee simple estate**, as assembled under one ownership.

...The **date of value** for this appraisal is the current date, **October 12, 2011**.

... This report is made for the **exclusive use** of the client as indicated as the addressee on the letter of transmittal.

... It is assumed that there is **full compliance** with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

... It is assumed that all applicable **zoning and use regulations and restrictions** have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

- The property is appraised assuming that all **required licenses**, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
- The **value premises** cited are foundational and basic to the values reported herein and the right is reserved to revise and/or rescind the appraisal opinions in the event the conditions are modified to any extent.
- **Testimony** or attendance in a court of law is not required by reason of this appraisal with reference to the property in question without a prior arrangement as to compensation and scheduling.
- The **liability** of Mason & Mason is limited to the amount of the fee. The firm and appraiser preparing this report are not responsible for erroneous information provided by others.
- **Indemnification** - The appraiser is not a necessary party in any inquiry or judicial proceedings. The appraiser will not be called upon to testify in any litigation or other proceeding arising out of their duties in this matter. If the appraiser is compelled to incur court costs, attorneys' fees or other out-of-pocket expenses in connection with court proceedings, such costs or expenses together with appraisers' usual hourly per diem applicable for their professional services for study, preparation, testimony or travel will be paid by the party (or parties) who acts to bring any suit requiring a judicial proceeding.
- It is the **client's responsibility** to **read** and to **inform** the appraiser of any errors or omissions of which he/she is aware prior to utilizing this report or making it available to any third party.
- No one other than the **appraiser signing** this report has prepared the analyses, conclusions, and opinions concerning real estate that are set forth in this appraisal.
- This report in its entirety is **Copyright 2011** by Mason & Mason, a California Corporation. All rights of reproduction are prohibited unless permission is granted in writing.

SPECIAL LIMITING CONDITIONS

- There are several ownership interests affecting the subject larger parcel, including the City of Fontana, Fontana Public Financing Authority, Fontana Redevelopment Agency, and Mansour Balakhaneh, et al. This appraisal employs the following **hypothetical condition**, namely that all eight (8) subject parcels are under a single interest or control. As such, the value conclusions cannot be used to separately apportion the value of each of the individual parcels or ownerships.
- This is a **Summary Appraisal Report** which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Report. The summary appraisal report does not include full discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
- The presence of **hazardous substances** such as petroleum products, sub-surface toxins, or other potentially hazardous materials may affect the value of the property. During our on-site inspection no obvious hazardous substances were observed. It is therefore assumed that the property does not contain hazardous or toxic substances. Since the appraiser(s) is not knowledgeable regarding hazardous materials, the client is urged to retain an expert in this field to conduct such an inspection, if desired. The value conclusion reflects the fair market value of the property as "clean" to regulatory standards.
- A copy of the preliminary title report (for subject APN 0193-234-11) from Chicago Title Company dated April 7, 2011 is in the Addenda. Also included is a preliminary title report prepared by Old Republic Title Company dated September 28, 2011 for APN 0193-243-06 Balakhaneh. These title reports reflect various **exceptions to title** insurance coverage. These exceptions do not appear to have a material negative affect on the value estimate. The appraisers reserve the right to revise the opinion of value after review of a title report and underlying documents for the entire property as defined on page 16.
- This appraisal is of the **real property only**. Any improvements pertaining to the realty (fixtures and equipment) have not been accounted for within this appraisal.
- The appraisers assume that the **condition of the property** on the date of the value estimate has not changed from the condition on the date of the property inspection by the appraiser.

- [illegible]

CERTIFICATION

We certify that, to the best of our knowledge and belief;

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We further certify that we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- On September 21, 2011, Lisa M. Benson, MAI made a personal inspection of the property that is the subject of this report, accompanied by John Leyva, Sr. Facilities Maintenance Technician with the City of Fontana. Bradford D. Thompson, MAI, SR/WA inspected the exterior of the subject property on September 12, 2011. The current date of value is October 12, 2011.
- As of the date of this report, Lisa M. Benson, MAI and Bradford D. Thompson, MAI, SR/WA, have completed the requirements of the continuing education program of the Appraisal Institute and have fulfilled the requirements of the State of California Office of Real Estate Appraisers for General Certification.
- No other appraisal assistance has been provided.

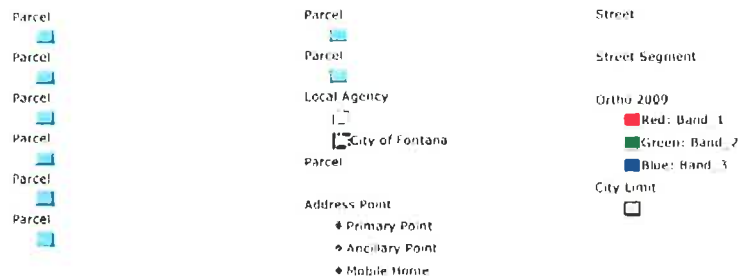
Bradford Thompson

Bradford D. Thompson, MAI, SR/WA
State of California Certificate No. AG002282

John M. Benson

Lisa M. Benson, MAI
State of California Certificate No. AG008411

Performing Arts Center



Map Disclaimer

The data provided herein may be inaccurate or out of date and any person or entity who relies on said information for any purpose whatsoever does so solely at his or her own risk.

Neither the City of Fontana nor any agency, officer, or employee of either nor of any information provider warrants the accuracy, reliability or timeliness of any of the data provided herein.

THIS INFORMATION IS PROVIDED 'AS IS' WITHOUT WARRANTY OF ANY KIND INCLUDING BY WAY OF ILLUSTRATION AND NOT OF LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT.

INTRODUCTION

Report Type: This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b), of the Uniform Standards of Professional Appraisal Practice, the Uniform Act, and the Code of Civil Procedure, for a Summary Appraisal Report. As such, it represents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion in this report is specific to the needs of the client and for the intended use stated below. The appraisers are not responsible for unauthorized use of this report.

Property Type and Location: The situs address of the improved portion of the larger parcel (Civic Auditorium) is 9460 Sierra Avenue, in the City of Fontana, California 92335. The larger parcel is situated on the north side of Holly Drive, between Sierra Avenue and Olive Street and can also be identified as Assessor Parcel Numbers 0193-234-08, 09, 11, 12 and 0193-243-03, 04, 05 and 06. The subject property consists of eight (8) individual commercial land parcels ranging in size from 0.21 to 4.01 acres, and as assembled contains a total land area of 7.02 acres, based on Assessor's plat map calculations. There is frontage along three streets: 576.03 feet along Sierra Avenue; 120 feet of frontage along Holly Drive; and, 330.05 feet along Olive Street.

[illegible]

Intended Use/Users of the Appraisal: The intended use of the appraisal is to serve as the basis for negotiations and discussion regarding possible purchase of the subject parcels and conversion to medical office facilities. This report is **privileged and confidential** and intended for use by the City of Fontana and their authorized representatives. Use of this report by others is not intended by the appraiser unless prior written permission is provided by the appraiser.

1. Lisa M. Benson, MAI inspected the improvements on the subject property on September 21, 2011, accompanied by John Leyva, City of Fontana Sr. Facilities Maintenance Technician; Bradford D. Thompson, MAI, SR/WA inspected the exterior of the subject property on September 12, 2011;
2. Interviews with representatives from the City of Fontana Planning, Development Services, and Engineering Departments, to research General Plan, Zoning, and other ordinances for the subject property, and to consider allowable uses for the subject property;
3. Interviews with various local agents and services for information concerning current market demand for similar properties, including land and improved sales; buyers, sellers, representatives were also contacted to verify information when possible; we also researched recent market trends;
4. Review of title reports for two (2) of the subject assessor parcels;
5. Analysis of the subject and market data to determine the highest and best use based upon the hypothetical assumption that the subject property is assembled as one ownership; and,
6. The accumulation, inspection, and analyses of sales to apply the Direct Sales Comparison Approach to estimate the fair market value of the subject larger parcel.

Definitions

Fair Market Value: “(a) The highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.”

“(b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method that is just and equitable.”¹

Fee Simple Estate: “Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”²

Easement: An easement is an interest in real property that conveys use, but not ownership, of a portion of an owner's property. Access or right-of-way easements may be acquired by private parties or public utilities. Governments dedicate conservation, open space, and preservation easements.³

Larger Parcel: “In condemnation, that tract or tracts of land which are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.”⁴

The larger parcel may be all of the parcels, part of a parcel, or several parcels, depending on the unity of legal ownership, unity of use, and contiguity. For there to be unity to title, the parcel(s) must be owned by the same individual or group of individuals. Unity of use requires that the parcel(s) possess the same use, or an integrated use, with the land. It is controlled by the highest and best use of the parcel(s). Although contiguity is not always required, normally parcels sharing this unity are physically contiguous to one another. If two parcels, for instance, are separate and devoted to different uses, the taking of one parcel will not damage the other parcel.

The subject property is made up of eight (8) individual parcels. It is our understanding these parcels can be developed as individual stand-alone parcels, or assembled as a single larger parcel combining all eight parcels. Although we have given consideration to the use and value of the individual subject parcels herein, we have considered the eight subject parcels as a single assembled larger parcel, and valued as such herein.

1/ Code Civ. Proc., § 1263.320

2/ *The Dictionary of Real Estate Appraisal*, Appraisal Institute, Fifth Edition, 2010, Page 78

3/ *The Appraisal of Real Estate*, Appraisal Institute, Thirteenth Edition, 2008, Page 117

4/ *The Dictionary of Real Estate Appraisal*, Appraisal Institute, Fifth Edition, 2010, Page 110

Hypothetical Condition: Hypothetical condition is defined as “That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”⁵

There are several ownership interests affecting the subject larger parcel, including the City of Fontana, Fontana Public Financing Authority, Fontana Redevelopment Agency, and Mansour Balakhaneh, et al. This appraisal employs the following **hypothetical condition**, namely that all eight (8) subject parcels are under a single interest or control. As such, the value conclusions cannot be used to separately apportion the value of each of the individual parcels or ownerships.

Exposure Time: Exposure time is defined as “the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon the analysis of past events assuming a competitive and open market.”⁶ Exposure time considers the market appeal of the subject property. It supports a reasonable retrospective marketing period to affect a sale of the subject properties. It is our opinion that the market value definition in this report incorporates a reasonable exposure time of approximately eight to twelve months.

5/ *The Dictionary of Real Estate Appraisal*, Appraisal Institute, Fifth Edition, 2010, Page 97

6/ *Ibid*, p. 73

Antonio
Baldy Peak)

MT. BALDY
SULPHUR

AREA MAP

DINO MOUNTAINS

CRESTLINE

THE WORLD

LAKE ARROWHEAD

LAKE ARROWHEAD

CALIFORNIA STATE UNIVERSITY
SAN BERNARDINO

UNIVERSITY PARK

RALPH MURPHY SCHOOL MEM FIELD

SAN BERNARDINO INTERNATIONAL AIRPORT

SAN BERNARDINO INTERNATIONAL AIRPORT

SUBJECT

REDLANDS

RIVERSIDE

MORENO VALLEY

LAKE PERLA

N



S A I

AREA AND NEIGHBORHOOD DESCRIPTION

Location Description

The subject property is located on the west side of Sierra Avenue, north of Holly Drive, in the southerly portion of the city of Fontana, which is situated in the southwest quadrant of San Bernardino County. The cities of Rialto and Rancho Cucamonga are on either side of Fontana, while the city of Ontario and unincorporated county areas fill out the subject community. The general area is a part of the western Inland Empire about 12 miles west of the San Bernardino County offices, about 13 miles northeast of Ontario International Airport, and 9 to 10 miles southwest of California State University, San Bernardino. The Inland Empire is well served by the Southern California freeway network which generally extends in all directions from the subject. The closest freeway is the Foothill Freeway 210, which extends easterly to Interstate 15 and beyond; the east/west San Bernardino Freeway (Interstate 10) and Pomona Freeway (60) both to the south, which link the area to Los Angeles County. In addition; the north/south Devore/Mojave Freeway (Interstate 15), provides access to southern Riverside County and San Diego; and northerly to Las Vegas through Barstow. In addition to freeway accessibility, air transportation is available at Ontario International Airport, and rail service by Southern Pacific/Union Pacific, and the Santa Fe Railroads, as well as passenger service to Los Angeles via Metrolink.

Favorable factors such as job opportunities and available land for both industrial and residential developments, as well as a functional transportation infrastructure in past years, have contributed to naming the Inland Empire one of the fastest growing regions in California. A key factor in the appeal for residential developments in northern portions of Fontana and Rancho Cucamonga was the completion of State Route 210 in the northern section of both cities. Between 1985 and 1995 the Inland Empire population grew by more than 1 million people, and the area is expected to grow to a population of 4.6 million by the year 2010, according to the U.S. Department of Commerce.

The economic core of the Inland Empire continues to develop as an industrial, manufacturing and distribution center due to the available labor pool but at a slower pace than in recent years. Many of the major corporations have distribution and manufacturing facilities in the area, partially due to the available land and affordable housing. Recently, however, the housing boom turned into a housing bust with both new and resale housing markets in sharp decline resulting from the sub-prime mortgage fiasco, a wave of foreclosures and tightened credit requirements.

NEIGHBORHOOD MAP

SUBJECT

Bloomington

Bloomington

City of Fontana

Fontana incorporated in 1952 and now contains approximately 36 square mile. The January 1, 2010 population was estimated at 196,069 an increase of 3.73% from January 1, 2009 population of 189,021 persons, up from a 0.9% increase the prior year. The Fontana median home price in July 2011 was \$201,667, reflecting a minimal increase from January 1, 2009 median home price of \$201,500. Furthermore, it reflects a 47.41% decline from a December 2007 median price of \$383,500 as reported by DataQuick News.

Subject's general area, as with the entire Inland Empire geographic area, continues to develop, but at a much slower pace due to the current economic downturn. Although the population growth has declined sharply and unemployment is on the rise, the area continues to provide very affordable housing and a favorable living and business environment. But with the economic slowdown, the once booming housing industry continues to experience declining sales and rising foreclosures. The length of the economic slump remains uncertain, however, once a recovery is underway the Fontana area should again share in the growth. Its location near the warehouse/distribution centers of Ontario and Loma Linda and the importance of truck storage and maintenance, should assure the long term economic viability of the area.

Neighborhood

Sierra, Citrus and Cherry Avenues extend in a north-south direction from Riverside County in the south, to Interstates 10 and 15, and north to State Highway 210. Valley Boulevard and Slover Avenue, extend in a east-west direction just north and south of the 10 Freeway, providing east-west access, while Arrow and Foothill Boulevards also extend east-west north of the subject, providing access to the cities of Rialto and Rancho Cucamonga. The general subject neighborhood is an older area developed over many years, but still contains pockets of vacant land. Portions of the neighborhood remain undeveloped, with existing structures that vary considerably in age, quality and maintenance. Overall, the structures tend to be older, retail facilities along the main streets, with older single family residences in fair to good condition, located on interior parcels.

Both the Foothill Freeway (I-210) to the north and the San Bernardino Freeway (I-10) to the south, are accessible from Sierra Avenue, and provide east/west regional connections. In addition, the Ontario Freeway (I-15), west of the subject, connects the subject neighborhood with Riverside County to the south. The proximity and accessibility of the I-10 Freeway is important to the economy in the area, since truck storage, repair and maintenance are critical in supporting the industrial and distribution activity in south Fontana and adjacent communities. The completion of the I-210 Freeway from San Dimas to the I-215 Freeway has generated considerable industrial and residential activity, and provides for a better transportation network for the labor force.

Market Conditions

Although the Inland Empire possesses one of the nation's highest unemployment rates among urban areas, joblessness is expected to lessen somewhat in the coming months and in 2012. San Bernardino County unemployment made a sizeable one month drop, from 14.3% to 13.6% in August 2011, while the State unemployment rate increased slightly from 12.0% to 12.1%, and nationwide the unemployment rate held at 9.1%.

PROPERTY DESCRIPTION
Vacant Commercial Land
City of Fontana, Fontana Redevelopment Agency
and Balakhaneh Ownerships
APN's 0193-234-08, 09, 11, 12 & 0193-243-03, 04, 05, 06

Owners of Record: According to Assessor's records and title report (Parcel 11), the City of Fontana has ownership of APN 0193-234-08. The Fontana Public Financing Authority has ownership of APN 0193-234-11, which is the improved parcel. The Fontana Redevelopment Agency has ownership of the remaining subject parcels, with the exception of APN 0193-243-06. As of the writing of this report, Assessor records and title report indicate this parcel is under the ownership of Mansour Balakhaneh, et al. It is our understanding the title to this property will transfer to the City of Fontana, as a part of the negotiations for sale and reuse of all eight (8) subject parcels.

Location: Situated between Sierra Avenue and Olive Street, on the north side of Holly Drive, in the City of Fontana, California 92335.

Situs Address: The address of the Civic Auditorium improvements APN 0193-234-11, is 9640 Sierra Avenue, Fontana, California.

Description: The subject property is essentially an irregularly shaped commercial property, fronting along three streets with the older Civic Auditorium improvements located on Parcel 11, along Sierra Avenue.

Legal Description: The appraisers have been provided with a legal description for **APN 0193-234-11**, and it is as follows:

Parcel 1 of Parcel Map No. 9118, in the City of Fontana, County of San Bernardino, State of California, as per map recorded in Book 95, Pages 80 and 81 of Parcel Maps, in the office of the county recorder of said county.

An additional title report was provided for APN 0193-243-06 the Balakhaneh ownership, and the legal description as follows:

The north 150 feet of the north one-half of the west one-half of the east one-half of Lot 705, Semi-Tropic Land and Water Company, in the City of Fontana,

The map displays a grid of lots and parcels. Key features include:

- Streets:** Filbert Street, Hawthorne Avenue, Holly Drive, and Sierra Avenue.
- Highlighted Parcels:**
 - Parcel 231: A small lot in the top left.
 - Parcel 232: A large lot in the center, containing a grid of smaller lots.
 - Parcel 233: A lot below Parcel 232.
 - Parcel 234: A large lot on the right side, divided into two parts.
 - Parcel 241: A large lot on the left side.
 - Parcel 242: A lot at the bottom center.
 - Parcel 243: A lot on the right side, below Parcel 234.
- Other Labels:** "Par. 1", "P.W. 194/35-37", "P.W. 191/12", "P.W. 191/11", "P.W. 191/10-11", "P.W. 191/13-14", "P.W. 191/15-16", "P.W. 191/17-18", "P.W. 191/19-20", "P.W. 191/21-22", "P.W. 191/23-24", "P.W. 191/25-26", "P.W. 191/27-28", "P.W. 191/29-30", "P.W. 191/31-32", "P.W. 191/33-34", "P.W. 191/35-36", "P.W. 191/37-38", "P.W. 191/39-40", "P.W. 191/41-42", "P.W. 191/43-44", "P.W. 191/45-46", "P.W. 191/47-48", "P.W. 191/49-50", "P.W. 191/51-52", "P.W. 191/53-54", "P.W. 191/55-56", "P.W. 191/57-58", "P.W. 191/59-60", "P.W. 191/61-62", "P.W. 191/63-64", "P.W. 191/65-66", "P.W. 191/67-68", "P.W. 191/69-70", "P.W. 191/71-72", "P.W. 191/73-74", "P.W. 191/75-76", "P.W. 191/77-78", "P.W. 191/79-80", "P.W. 191/81-82", "P.W. 191/83-84", "P.W. 191/85-86", "P.W. 191/87-88", "P.W. 191/89-90", "P.W. 191/91-92", "P.W. 191/93-94", "P.W. 191/95-96", "P.W. 191/97-98", "P.W. 191/99-100".

Shape/Frontage: Irregularly shaped with 576.03 feet of frontage along the west side of Sierra Avenue; 120 feet of frontage along the north side of Holly Drive; and, 330.05 feet of frontage along the east side of Olive Street.

Utilities: All utilities, including sewer service, electricity, gas, telephone, and water service are available.

Assessed Value/

Property Taxes: Some of the subject parcels are publicly owned, and as such are not subject to property tax assessments. We have been provided historical property tax data for seven of the eight subject parcels, which is summarized below.

Parcel	Owner	Acquisition	Prior Private owner paid	Tax Status
0193-234-09	RDA	2004	last owner paid \$2,188 per year	no outstanding tax bills
0193-234-08	COF	1987	not available	no outstanding tax bills
0193-234-11	FRFA	1991	not available	no outstanding tax bills
0193-234-12	RDA	2003	not available	no outstanding tax bills
0193-243-03	RDA	2006	not available	no outstanding tax bills
0193-243-05	RDA	2006	last owner paid \$2,550 per year	no outstanding tax bills
0193-243-04	RDA	2006	last owner paid \$2,363 per year	no outstanding tax bills

APN 0193-243-06 is privately owned by Mansour Balakhaneh, and as such the assessed values/property taxes are as follows:

Land	\$ 8,280
Improvements	\$ 0
Total	\$ 8,280
Taxes	\$670.07

Flood Zone: Located in Community Panel Nos. 06071C8654H and 06071C8658H, dated August 28, 2008. The subject property is within Zone X, area determined to be outside the 500-year flood plain.

Seismic Zone: All of Southern California is seismically active and subject to potential ground-shaking and/or surface rupture. According to Fontana planning personnel, the subject property is not in an Alquist Priolo Special Studies Zone, or Fault Rupture Study Area. The City of Fontana General Plan, Environmental

Streets/Access:

It should be noted that the title report for APN 0193-243-06, located near Holly drive, states “said land does not appear to have a right of access to or from said land”.

Zoning:

[illegible]

General Plan:

The City of Fontana General Plan, last revised November 28, 2005, designates most of the subject parcels as C-G, General Commercial. The C-G designation is intended for retailing, wholesaling, and service activities, including automobile dealerships and malls. Offices and businesses providing professional services, including; legal services, financial institutions, administrative and corporate offices, medical offices and clinics are also permitted in these areas. Like the zoning discussion above, APN 0193-234-11 is designated P-PF, Public Facilities.

Both the zoning and general plan designation of improved subject Assessor Parcel No. 0193-234-11 is P-PF, Public Facilities, to accommodate the public improvements on the property, the former City of Fontana Performing Arts Center. On May 17, 2011 the City of Fontana Planning Commission recommended a zone/general plan change for this parcel from P-PF to C-2 zoning and C-G general plan, like the remaining subject parcels. The City Council will make a final decision on this issue on October 25, 2011.

The Boulevard Overlay, in place over all of the subject larger parcel since 2003, is only in place and specific to portions of Foothill and Arrow Boulevards, and Sierra Avenue. The Overlay allows high density residential and mixed uses. Without the Overlay, residential development would not be allowed in the G-C, General Commercial general plan areas. The Overlay is intended to allow more flexibility of development, and encourage mixed use projects.

According to discussions with City of Fontana planning personnel, there have been no specific development plans submitted to the city for redevelopment of the subject property, although a pre-application conference was held to discuss reuse of the subject with potential commercial/medical office development.

Topography:

Generally level and at street grade with surrounding streets.

Soils:

A soils report was not provided. The site bearing capacity is unknown; however, the soils are presumed adequate to support improvements allowed by zoning and the General Plan.

Hazardous Materials:

The presence of **hazardous substances** such as petroleum products, sub-surface toxins, or other potentially hazardous materials may affect the value of the property. During the on-site inspection no obvious hazardous substances were observed. It is assumed therefore that the property does not contain hazardous or toxic substances. Since the appraiser is not knowledgeable

Improvement Description

Assessor records indicate the improvements located on APN 0193-234-11 contain 2,921 square feet. Approximate building measurements were made on the date of inspection, which do not comport with the Assessor records. John Leyva, City of Fontana Sr. Facilities Maintenance Technician provided the appraisers with square footage data for the Performing Arts Building and the adjacent 'Recreation' building. The building square foot areas provided are as follows:

The auditorium contains approximately 12,367 square feet and has a sloped carpeted floor, with an estimated 1,000 to 1,200 seats. The stage is raised, carpeted and has standard stage lighting. There are two restrooms adjacent to the stage area, that were more recently upgraded. At the back of the auditorium is a sound/lighting booth, and there is a spotlight booth above and at the rear of the auditorium.

The adjacent Recreation Building, which previously served as offices for the Performing Arts building, is temporarily occupied by the Fire Department. This building contains 2,989 square feet and is constructed of brick and concrete, has asphalt tile floors, dropped ceiling, a kitchen with sink and counter. In addition, there is a main counter area, men's and women's restrooms, wash room with very small sink, janitorial closet with sink, and storage closets.

Owner Contact/Property History

Telephone Number: (909) 350-6741

Highest & Best Use

7/ *The Appraisal of Real Estate*, Appraisal Institute, Thirteenth Edition, 2008, Page 2008

Highest and Best Use as Vacant

Physically Possible

Legally Permissible

However, the legal zone issues of size, width and depth are resolved if development of the subject as a single larger parcel is assumed, making the subject larger parcel suitable for various commercial developments.

[illegible]

IMPROVED DATA SUMMARY

Data No.	APN Location	Rec. Date Doc. No.	Buyer Seller	Sale Price	Land Size Acre	Imp. Size Sq. Ft.	Year Built	Price/ Sq. Ft.
1	3512 N. E Street, San Bernardino APN 0152-054-03	03/13/2009 107889	Asa Charter School, Inc. Congregation Emanu El	\$4,000,000	2.14	40,000	1968	\$100.00
2	8020 Citrus Avenue, Fontana APN 1110-361-25	03/31/2011 127860	The Universal Church, Inc. Evangelical Christian Credit Union	\$650,000	2.45	2,736	1956	\$237.57
3	4136 Riverside Drive, Chino APN 1016-501-23	08/19/2011 351088	Southern California Conference Zions First National Bank	\$980,000	4.00	7,070	2006	\$138.61
		Minimum		\$650,000	2.14	2,736		\$100.00
		Maximum		\$4,000,000	4.00	40,000		\$237.57
		Average		\$1,876,667	2.86	16,602		\$158.73

Financially Feasible and Maximally Productive

Highest and Best Use as Improved

In order to determine whether the existing subject performing arts and recreation structures contribute value to the subject larger parcel, we conducted a sales search for specialty buildings in San Bernardino County during the time frame January 2009 to current date. The search included those types of specialty uses which could readily adapt to the subject structure, such as theaters, concert halls and churches.

The improved sales discussed above indicate a minimal market for there speciality type structures, at best the indication appears that the improvements and land required to support them would be less then the value if the site of vacant and available for redevelopment.

Highest and Best Use Conclusion

In the appraiser's opinion, the highest, best and maximum use of the subject larger parcel is for assemblage of the eight (8) individual parcels into a single 7.02 acre subject larger parcel, demolition of the existing performing arts structure, and construction/development of a mixed use commercial project consistent with the City of Fontana zoning and general plan, when economic and market conditions warrant.

VALUATION

Outline of the Problem

As previously stated, the purpose of this appraisal is to estimate the fair market value of the subject property as of October 12, 2011, for possible sale and reuse. The subject larger parcel is the assemblage of eight (8) contiguous parcels of a vacant commercial land, one of which is currently improved. The total land area is 7.02 acres, based on Assessor plat map calculations.

The highest and best use of the subject property as vacant is for future mixed use commercial development consistent with the City of Fontana zoning and General Plan development standards, when economic and market conditions warrant. As the subject is vacant or assumed to be vacant land, the Sales Comparison Approach is the most reliable value indicator and is utilized in this appraisal.

SALES COMPARISON APPROACH

The Sales Comparison Approach, based on the principle of substitution, measures the value of a property by comparing it to recent sales with similar physical characteristics and functional utility. While no two properties are the same, units of comparison such as the price per acre or per square foot of land area can be extracted from the sales. Adjustments are then made to the sales to account for differences in elements of comparison such as property rights conveyed, financing, conditions of sale, market conditions (time), location, and physical characteristics.

The reconciliation and value conclusion involves the review, interpretation, and analysis of the strengths and weaknesses of the approaches to a value used, and ultimately provides the estimate of fair market value.

The following analysis describes the adjustments to the sales data considered necessary. Units of comparison are helpful to make comparisons of the subject and similar sale properties, and are defined as, “...the components into which a property may be divided for purposes of comparison. ...”⁸

The market dictates the unit of comparison used, and the units vary with property type. In this appraisal the appropriate unit of comparison for vacant commercial land is the price per square foot.

8/ *The Appraisal of Real Estate*, Appraisal Institute, Twelfth Edition, 2001, Page 425

LAND DATA SUMMARY

Data No.	APN Location	Rec. Date Doc. No.	Buyer Seller	Sale Price	Land Size Acre	Land Size Sq. Ft.	Zoning General Plan	Price/ Sq. Ft.
1	SWC Sierra & Slover Aves., Fontana APN 0255-041-26	10/02/2009 435296	Sierra Comer, LLC Sierra Center South Fontana, LLC	\$1,500,000	2.52	109,771	C-2 C-G	\$13.66
2	N/o Foothill Bl., w/s Cherry Ave., Fontana APN 1100-121-55	03/24/2010 114085	Halle Properties, LLC Cahan Fontana, LLC	\$750,000	1.10	47,872	Sp. Plan C-G	\$15.67
3	SEC Foothill Blvd., & Maple St., Rialto APN 0246-091-32	05/03/2010 169681	Santoso / Yauw Lin, Phanglin	\$140,000	0.37	16,313	C-2 N/A	\$8.58
4	S/s Foothill Blvd., w/o Cherry Ave., Fontana APN 0230-051-50	05/26/2010 208732	DeBlasis, Robert J., Trustee Polyak / Griggs, Trustees	\$180,000	0.33	14,218	C-2 C-G	\$12.66
5	SWC Arrow Route & Citrus Ave., Fontana APN 0232-201-12, 13	09/13/2010 373550	Alternative Investment Solutions Inc. The Alliance Portfolio	\$850,000	4.66	202,989	C-2 C-G	\$4.19
6	W/s Sierra Ave., s/o Santa Ana Ave., Fontana APN 0255-101-28	11/19/2010 493881	Kam Nindo LLC Home Depot U.S.A., Inc.	\$500,000	1.16	50,530	C-2 C-G	\$9.90
7	SEC Foothill Blvd. & Cherry Ave., Fontana APN 0230-062-41	8/30/2011 364694	HHI San Bernardino, LLC George A. Pearson	\$960,000	2.70	117,612	C-2 C-G	\$8.16
				Minimum	0.33	14,218		\$4.19
				Maximum	4.66	202,989		\$15.67
				Average	1.83	79,901		\$10.40

Analysis of Land Data

The fair market value of the subject property land area, which is analyzed as if vacant, has been estimated through the Sales Comparison Approach. The vacant commercial land sales provide the basis for value.

The following discussion compares the sales data to the subject, considering various quantitative and qualitative factors. Adjustments to the sales data were then made to account for the differences. A search was conducted for commercial land sales in the general area of the City of Fontana. Property characteristics considered included location, street frontage, access, exposure, sale date, size and shape, and zoning/land uses permitted.

The comparable sales data investigation involved searching private real estate information services (RealQuest, Comps Inc., Dataquick,), as well as interviewing local broker/agents.

Seven (7) land sales were identified which occurred between October 2009 and August 2011; they range in size from 0.33 acres to 4.66 acres, averaging about 1.83 acres. A Land Data Summary chart is provided herein and in the Market Data Section of this report, along with a sales location map and sale photographs.

Sale Data No. 1 (APN 0255-041-26) - This corner oriented site contains 109,771 square feet with a rectangular shape and level topography. The parcel is located just south of the 10 Freeway at the signalized intersection of Slover and Sierra Avenues, Fontana. The buyer indicated he paid an additional \$300,000 cash for existing site improvements associated with previous development efforts and \$1,500,000 for the land. Mr. Bashoura indicated he purchased the property from the seller who took the property back in foreclosure from the previous owner, after the majority of the site improvements were completed (i.e. curb, gutter, sidewalks, street, etc). The land was purchased in October 2009 for \$1,500,000 which equates to \$13.66 per square foot.

Sale Data No. 2 (APN 1100-121-55) - This comparable is comprised of a 1.10 acre (47,872 square foot) parcel located on the west side of Cherry Avenue, north of Foothill Boulevard, Fontana. The parcel is rectangular in shape with interior orientation and has 162 feet of street frontage. The buyer purchased the property in March 2010 for \$750,000, which equates to \$15.67 per square foot. The buyer plans to construct a Discount Tire store on the site, which is located in the West End Specific Plan.

Sale Data No. 3 (APN 0246-091-32) - This 0.37 acre sale property is located at the southeast corner of Foothill Boulevard and Maple Avenue, just over the city limits of Fontana in the neighboring City of Rialto. The vacant property sold in May 2010 for a confirmed sale price of \$140,000 or \$8.58 per square foot. Development plans are unclear.

Sale Data No. 5 (APN 0232-201-12, 13) - This vacant commercial sale property contains 4.66 gross acres. The property is situated at the southwest corner of Arrow Highway and Citrus Avenue, extending west to Tokay Avenue, Fontana. The property, which sold in September 2010, is planned for mixed-use development with 20,000 square feet of retail and 40 units of multi-family. The sale price was \$850,000, which equates to \$4.19 per square foot.

Data No. 7 (APN 0230-062-41) - This 2.70 acre property is located at the southeast corner of Foothill Boulevard and Cherry Avenue, Fontana. The property was previously developed with a gas station and service center. The older improvements were demolished and there was no soil contamination, however a deed restriction prevents development of the site with another gas station. The buyers plan to develop site, which sold in August 2011, with a restaurant and may resell the excess land. The sale price was \$960,000, which equates to \$8.16 per square foot.

This category adjusts for property rights conveyed and takes into account differences in legal estate between the subject and each comparable property. All of the data were transferred as fee simple or leased fee estates with rental income at, or assumed to be at market. No adjustments are required.

Adjustments for condition of sale were considered relative to buyer and seller motivations at time of sale. This category adjusts for atypical conditions of sale and reflects any difference between the actual sale price of a comparable and its probable sale if it were currently without special conditions. Each of the comparable sales were considered and their characteristics were compared to the subject property on the basis of price per square foot. Greatest weight was given to those comparables with similar size and locational characteristics.

Economic forecasts and news article periodicals continue to foretell an implosion of the commercial real estate market. As of the current date, this general market is experiencing higher vacancy rates and continued price declines. These predicted trends however, have not yet reached the commercial land market, the commercial land market typically being the last to be affected. In the past two downturns, the small acreage/site land market was only affected to the extent that there was an extended period of no activity, reviving again as the improved real estate market stages a come back.

Location: For the most part, the land sales are located in similar neighborhoods, with access to regional transportation, and proximity to service facilities. The subject is located along Sierra Avenue, a commercial corridor extending north and south through Fontana. Consideration has been given to the type of commercial corner the sales data are located on, as compared to the secondary corner location of the subject larger parcel. Those comparable land sales which have inferior exposure and location should be adjusted upward as compared to the subject, and those with major corner influence should be adjusted downward for their superior exposure and location.

Size: The subject larger parcel consists of varying parcel sizes ranging from 0.21 acres to 4.01 acres, and the sales data also reflect a range of land sizes. Our familiarity with the commercial land market in Fontana and surrounding areas indicates that land size is certainly a consideration, but not a major factor when analyzing sale price per square foot. While the highest and best use of the subject has been determined to be as an assembled 7.02 acre larger parcel, the varying sizes of the sales data are reflective of the value range for commercial land in the subject area.

Conclusion

The overall adjusted price indicators of the comparable sales range from \$4.19 to \$15.67 per square foot, with an average price per square foot of \$10.40. Consideration is given to the subject's favorable commercial frontage along Sierra Avenue; the larger size of the subject, offering flexible development options; and, the street-to-street setting of the subject, providing varied access points. However, unlike some of the comparable sales, the subject is not located at or near a major commercial intersection. When considering all of these factors, the indicated subject value is near the mid-point of the value range.

Therefore, based on our investigation and analysis of commercial land data in the subject community, it is our opinion that the fair market value of the subject larger parcel land area, as of the date of value, **October 12, 2011**, is **\$3,058,000**.

The fair market value of the subject larger parcel land area is calculated as follows:

$$\begin{array}{rcll} 7.02 \text{ acres or } 305,791 \text{ square feet} & \times & \$10.00/\text{square foot} & = & \$3,057,910 \\ & & \text{Rounded to} & & \mathbf{\$3,058,000} \end{array}$$

FINAL VALUE CONCLUSION

The vacant land analysis in the **Sales Comparison Approach** is well supported by comparable sales that form a reasonable value range for the vacant subject larger parcel. The varying sizes of the subject parcels are well represented by the comparable land sales, which also vary in size. We recognize the subject parcels could be sold as individual parcels and as such, it was not necessary to make a size adjustment to the comparable land sales, but rather we presented the land data as a range of land sizes with a range of sale prices per square foot. The land value conclusion of \$10/square foot is appropriate for the subject given its Sierra Avenue frontage and development options.

Based on the research and analysis herein, the subject larger parcel final value conclusion is determined to be \$3,058,000.

There are several ownership interests affecting the subject larger parcel, including the City of Fontana, Fontana Public Financing Authority, Fontana Redevelopment Agency, and Mansour Balakhaneh, et al. This appraisal employs the following **hypothetical condition**, namely that all eight (8) subject parcels are under a single interest or control. As such, the value conclusions cannot be used to separately apportion the value of each of the individual parcels or ownerships.

MARKET DATA

Land Data Summary & Map
Land Data Photographs & Plat Maps

LAND DATA SUMMARY & MAP

LAND DATA SUMMARY

Data No.	APN Location	Rec. Date Doc. No.	Buyer Seller	Sale Price	Land Size Acre	Land Size Sq. Ft.	Zoning General Plan	Price/ Sq. Ft.
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6	W/s Sierra Ave., s/o Santa Ana Ave., Fontana APN 0255-101-28	11/19/2010 493881	Kam Nindo LLC Home Depot U.S.A., Inc.	\$500,000	1.16	50,530	C-2 C-G	\$9.90
7	SEC Foothill Blvd. & Cherry Ave., Fontana APN 0230-062-41	8/30/2011 364694	HHI San Bernardino, LLC George A. Pearson	\$960,000	2.70	117,612	C-2 C-G	\$8.16
				Minimum	0.33	14,218		\$4.19
				Maximum	4.66	202,989		\$15.67
				Average	1.83	79,901		\$10.40

Mt. San Antonio
(Old Baldy Peak)
EL. 10,064

MT. BALDY
SKI LIFTS

LAND SALES MAP

Silverwood
Lake

BERNARDINO MOUNTAINS

CRESTLINE

RIM OF

CALIFORNIA
STATE UNIVERSITY
SAN BERNARDINO

UNIVERSITY
PARK

SAN ANTONIO
HEIGHTS

RANCHO
CUCAMONGA

ONTARIO

FONTANA

Subject

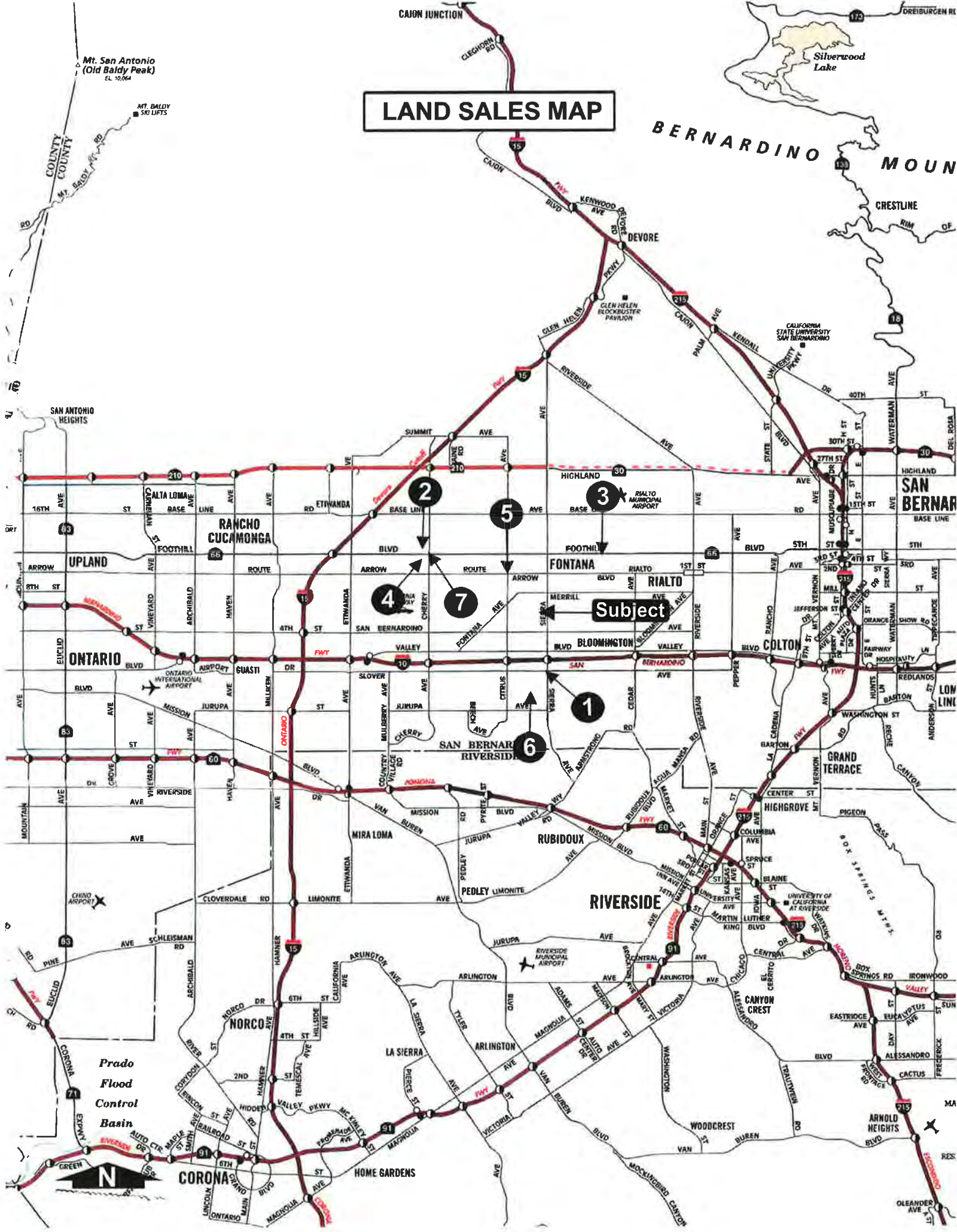
RIVERSIDE

Prado
Flood
Control
Basin

CORONA

HOME GARDENS

OLEANDER AVE



Attachment 12 – Hilton Gardens Restaurant Pad Agreement

**SECOND AMENDMENT
TO
AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT
(Hilton Garden Inn)**

THIS SECOND AMENDMENT TO AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT (Hilton Garden Inn) (this “**Second Amendment**”) is entered into as of June 1, 2012 (“**Second Amendment Effective Date**”), by and between the CITY OF FONTANA, a California municipal corporation, as successor agency to the Fontana Redevelopment Agency, pursuant to Health and Safety Code Section 34170, et seq. (“**Successor Agency**”), and SIERRA HOTEL GROUP LLC, a California limited liability company (“**Developer**”), to amend that certain Amended and Restated Disposition and Development Agreement (Hilton Garden Inn), dated as of June 1, 2007, as amended by that certain First Amendment to Amended and Restated Disposition and Development Agreement (Hilton Garden Inn), dated as of May 13, 2008, by and between the Fontana Redevelopment Agency and Developer (collectively, the “**Agreement**”), with reference to the following facts:

RECITALS

A. The Fontana Redevelopment Agency (“**Agency**”) and Developer previously entered into the Agreement for Developer’s purchase, sale and development of that certain real property located in the City of Fontana, California, and more particularly described in the Agreement as the “Property;”

B. Developer has acquired the “Hotel Parcel” (defined in the Agreement) portion of the Property and developed a business-class hotel and conference center facility (defined in the Agreement as the “Hotel”) on the Hotel Parcel;

C. The Agreement further contemplates Developer acquiring the “Restaurant Parcel” (defined in the Agreement) portion of the Property that is now owned by Successor Agency by virtue of Health and Safety Code Section 34170, et seq., and developing a restaurant in conjunction with the Hotel (defined in the Agreement as the “Restaurant”) on the Restaurant Parcel;

D. Since entry into the Agreement, market factors have affected the timing of development of the Restaurant and require extension of certain dates in the Agreement regarding transfer of the Restaurant Parcel to Developer for development of the Restaurant in order to maintain the viability of developing the Restaurant in conjunction with the Hotel;

E. With the approval of its “Oversight Board” established pursuant to Health and Safety Code Section 34179, Successor Agency enters into this Second Amendment with Developer to maximize the value of the Restaurant Parcel because the previous development of the adjacent Hotel Parcel with the Hotel and the location of the Restaurant Parcel on the corner of the block completely surrounded by the Hotel Parcel make development of the Restaurant Parcel by Developer as the Restaurant the best and most valuable use for the Restaurant Parcel; and

F. Successor Agency and Developer intend to extend certain dates in the Agreement regarding transfer of the Restaurant Parcel to Developer and for development of the Restaurant by entering into this Second Amendment.

NOW, THEREFORE, IN CONSIDERATION OF THE PROMISES SET FORTH IN THIS SECOND AMENDMENT AND OTHER VALUABLE CONSIDERATION, SUCCESSOR AGENCY AND DEVELOPER AGREE AS FOLLOWS:

1. **INCORPORATION OF RECITALS.** The Recitals of fact set forth above are true and correct and are incorporated into this Second Amendment by this reference, as though fully set forth in this Second Amendment.

2. **INCORPORATION OF DEFINED TERMS.** All terms, phrases and words indicated to be defined terms by initial capitalization in this Second Amendment that are not specifically defined in this Second Amendment shall have the meaning ascribed to the same term, phrase, or word in the Agreement. All defined terms that are no longer used in the Agreement because of the effects of this Second Amendment on the Agreement shall be considered deleted from the Agreement.

3. **EFFECT OF SECOND AMENDMENT.** Except as set forth in this Second Amendment, the Agreement is, in all other respects, confirmed and all of the terms, provisions and conditions of the Agreement, as amended by this Second Amendment, shall be and remain in full force and effect. From and after the Second Amendment Effective Date, wherever the term "Agreement" appears in the Agreement, it shall be read and understood to mean the Agreement, as amended by this Second Amendment.

4. **SUBSTITUTION OF SUCCESSOR AGENCY.** As of the Second Amendment Effective Date, all references in the Agreement to "Agency" shall mean and refer to Successor Agency and all references to "Executive Director" shall mean and refer to the City Manager of Successor Agency.

5. **AMENDMENTS TO SPECIFIC PROVISIONS OF THE AGREEMENT.** The Successor Agency and Developer mutually agree to specifically amend the Agreement as follows:

5.1 Sections 2.1(ddd) of the Agreement is hereby amended to read in its entirety as follows:

[RESERVED]

5.2 Section 2.1(jjj) of the Agreement is hereby amended to read in its entirety as follows:

"Restaurant Parcel Closing Date" means on or before the earlier of: (i) the fifth (5th) business day following the Escrow Holder's receipt of written confirmation from both the Agency and Developer of the satisfaction or waiver of all conditions precedent to the Restaurant Parcel Closing; or (ii) June 30, 2015.

5.3 Section 3.2(b) of the Agreement is hereby amended, with the intent of eliminating any and all right of the Developer to finance acquisition of the Restaurant Parcel through delivery of the Restaurant Parcel Note to the Agency, to read in its entirety as follows:

On the Restaurant Parcel Closing Date, the Developer shall pay the Restaurant Parcel Purchase Price, less the amount of the Earnest Money Deposit, to the Agency in immediately available funds.

5.4 Sections 4.10(a) through (e) and 4.11(e) of the Agreement are hereby amended to read in their entirety as follows:

[RESERVED]

5.5 Section 4.14 of the Agreement is hereby amended to read in its entirety as follows:

Rights to Terminate Escrows. If for any reason the Hotel Parcel Closing does not occur on or before the Hotel Parcel Closing Date, then any Party not then in default of this Agreement may cancel the Hotel Parcel Escrow and terminate this Agreement, without liability to the other Party or any other person for such actions, by delivering written notice of termination to the other Party and Escrow Holder. Notwithstanding any provision of this Agreement to the contrary, if for any reason the Restaurant Parcel Closing does not occur on or before December 31, 2012, the obligations of the Parties under this Agreement regarding purchase, sale or development of the Restaurant Parcel shall automatically terminate and any open Restaurant Parcel Escrow shall be automatically cancelled, without further notice to or from the Parties, without further action by the Parties and without liability of either Party to the other Party or any other person regarding such termination. If the Restaurant Parcel Escrow is cancelled pursuant to the immediately preceding sentence, the Parties shall proceed in accordance with Sections 4.16 and 4.17, as though the Restaurant Parcel Escrow were cancelled by right of a Party and without a default by either Party. If the Hotel Parcel Closing does not occur by the Hotel Parcel Closing Date, then the subject escrow shall close as soon as reasonably possible following the first date on which Escrow Holder is in a position to close the subject escrow pursuant to the terms and conditions of this Agreement.

5.6 Section 5.3 of the Agreement is hereby amended to read in its entirety as follows:

Construction Start and Completion of Phases of Project. Developer shall commence construction of each phase of the Project in accordance with the Schedule of Performance and, thereafter, shall diligently proceed to complete the construction of

each phase of the Project, in a good and workmanlike manner in accordance with the approved plans, specifications and conditions for the Project approved by the City and the Schedule of Performance. The Hotel shall be open for business to the general public by December 15, 2008 (the "**Hotel Completion Date**"). The Restaurant shall have been issued a final certificate of occupancy by the City and be open for business to the general public by December 31, 2015 (the "**Restaurant Completion Date**"). The Agency's City Manager may, in his or her sole and absolute discretion, extend either or both the Hotel Completion Date or the Restaurant Completion Date on terms that the Executive Director may require, each for up to twelve (12) months in the aggregate. Developer will, promptly upon completion of the Hotel and the Restaurant, respectively, cause the Hotel or the Restaurant, as applicable, to be inspected by each Governmental Agency with jurisdiction over the Project, shall correct any defects and deficiencies that may be disclosed by any such inspection and shall cause to be duly issued all occupancy certificates and other licenses, permits and authorizations necessary for the operation and occupancy of the completed Hotel or the completed Restaurant, as applicable. Developer shall do and perform all of the foregoing acts and things and cause to be issued and executed all such occupancy certificates, licenses and authorizations on or before the respective Hotel Completion Date or Restaurant Completion Date, as applicable. After commencement of the work of improvement of any phase of the Project, Developer shall not permit the work of improvement of that phase of the Project to cease or be suspended for a time period in excess of sixty (60) calendar days, either consecutively or in the aggregate, for any reason. No Unavoidable Delay shall suspend or otherwise abate any obligation of Developer to pay any sum of money or suspend or automatically abate any other obligation of Developer or automatically extend any completion date.

5.7 Section 10.1(b) of the Agreement is hereby amended to read in its entirety as follows:

The following are the authorized addresses for the submission of notices, demands or communications to the Parties:

To Developer:	Sierra Hotel Group LLC 1905 Park Avenue, Suite 220 San Jose, CA 95126 Attention: John Della Penna
---------------	--

With courtesy copy to: Mark Carlquist
654 North Santa Cruz Avenue, Suite E
Los Gatos, CA 95030

To the Agency: City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
Attention: Director of Business Development

With courtesy copy to: Best Best & Krieger LLP
3500 Porsche Way, Suite 200
Ontario, CA 91764
Attention: Jeff Ballinger

5.8 The authority provided in Section 10.12 of the Agreement to the Executive Director (now City Manager) to extend dates in the Agreement is hereby renewed and re-instated, as of the Second Amendment Effective Date.

5.9 Exhibit "D" attached to the Agreement is hereby replaced in its entirety with Exhibit 1 attached to this Second Amendment.

6. TAX CONSEQUENCES. Developer acknowledges and agrees that Developer shall bear any and all responsibility, liability, costs, and expenses connected in any way with any tax consequences experienced by Developer related to this Second Amendment.

7. CONFLICT. In the event of a conflict between the terms and conditions of this Second Amendment and the terms and conditions of the Agreement, the terms and conditions of this Second Amendment shall control.

8. COUNTERPARTS. This Second Amendment may be signed in counterparts, each of which shall be deemed an original, and all such counterparts, when taken together, shall constitute one agreement.

9. WARRANTY AGAINST PAYMENT OF CONSIDERATION FOR AGREEMENT. Developer represents and warrants that: (i) Developer has not employed or retained any person to solicit or secure this Second Amendment upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees of Developer; and (ii) no gratuities, in the form of entertainment, gifts or otherwise have been or will be given by Developer or any of Developer's agents, employees or representatives to any elected or appointed official or employee of Successor Agency in an attempt to secure this Second Amendment or favorable terms or conditions for this Second Amendment. Breach of the representations or warranties of this Section 9 shall give Successor Agency the right to terminate this Second Amendment, with seven (7) days notice to Developer. Upon any such termination of this Second Amendment, Developer shall immediately refund any payments made to or on behalf of Developer by Successor Agency pursuant to or otherwise related to this Second Amendment, prior to the date of any such termination.

10. RELATIONSHIP OF PARTIES. The Parties each intend and agree that Successor Agency and Developer are independent contracting entities and do not intend by this Second Amendment to create any partnership, joint venture, or similar business arrangement, relationship or association between them.

11. PRINCIPLES OF INTERPRETATION. No inference in favor of or against any Party shall be drawn from the fact that such Party has drafted any part of this Second Amendment. The Parties have both participated substantially in the negotiation, drafting, and revision of this Second Amendment, with advice from legal and other counsel and advisers of their own selection. A word, term or phrase defined in the singular in this Second Amendment may be used in the plural, and vice versa, all in accordance with ordinary principles of English grammar, which shall govern all language in this Second Amendment. The words "include" and "including" in this Second Amendment shall be construed to be followed by the words: "without limitation." Each collective noun in this Second Amendment shall be interpreted as if followed by the words "(or any part of it)," except where the context clearly requires otherwise. Every reference to any document, including this Second Amendment, refers to such document, as modified from time to time (excepting any modification that violates this Second Amendment), and includes all exhibits, schedules, addenda and riders to such document. The word "or" in this Second Amendment includes the word "and." Every reference to a law, statute, regulation, order, form or similar governmental requirement in this Second Amendment refers to each such requirement as amended, modified, renumbered, superseded or succeeded, from time to time.

12. GOVERNING LAW. The laws of the State of California shall govern the interpretation and enforcement of this Second Amendment, without application of conflicts or choice of laws principles.

13. BINDING ON SUCCESSORS AND ASSIGNS. This Second Amendment shall be binding upon and inure to the benefit of the Parties and their respective legal representatives, successors and assigns.

14. NO OTHER REPRESENTATIONS OR WARRANTIES. Except as expressly set forth in this Second Amendment, no Party makes any representation or warranty material to this Second Amendment to any other Party.

15. NO THIRD-PARTY BENEFICIARIES. Nothing in this Second Amendment, express or implied, is intended to confer any rights or remedies under or by reason of this Second Amendment on any person other than the Parties and their respective permitted successors and assigns, nor is anything in this Second Amendment intended to relieve or discharge any obligation of any "Third Person" (as defined below) to any Party or give any Third Person any right of subrogation or action over or against any Party. "Third Person" means any person that is not a Party, an affiliate of a Party or an elected official, shareholder, member, principal, partner, employee or agent of a Party.

16. NO WAIVER. Failure to insist on any one occasion upon strict compliance with any term, covenant, condition, restriction or agreement contained in this Second Amendment shall not be deemed a waiver of such term, covenant, condition, restriction or agreement, nor shall any waiver or relinquishment of any rights or powers under this Second Amendment, at any one time

or more times, be deemed a waiver or relinquishment of such right or power at any other time or times.


[Signatures on following page]

**SIGNATURE PAGE
TO
SECOND AMENDMENT
TO
AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT
(HILTON GARDEN INN)**

Successor Agency and Developer sign and enter into this Second Amendment, by and through the signatures of their respective authorized representatives, as follows:

SUCCESSOR AGENCY:

CITY OF FONTANA, as successor agency to the former Fontana Redevelopment Agency, a California municipal corporation

for 
Kenneth R. Hunt
City Manager

Attest:

for 
Sandra Medina, Deputy
Tonia Lewis
City Clerk

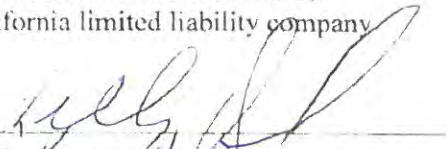
APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP


Adam Williams
City Attorney


DEVELOPER:

SIERRA HOTEL GROUP LLC,
a California limited liability company

By: 
Name: Kelly Hov
Its: MANAGER

By: _____
Name: _____
Its: _____

BORELLI DEVELOPMENT COMPANY,
a California corporation

By: 
Name: ROBERT BORELLI
Its: CEO

**EXHIBIT 1
TO
SECOND AMENDMENT
TO
AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT
(HILTON GARDEN INN)**

SCHEDULE OF PERFORMANCE

Developer shall submit complete application for Conditional Use Permit and Design Review for Project to City of Fontana Planning Department	Before November 1, 2006
Developer to submit building plans for Hotel to City of Fontana Building Department	Before March 1, 2007
Developer shall have obtained any and all necessary approvals from Hilton regarding the location, design and construction of the Hotel	Before November 1, 2006
Developer shall obtain the approval of the City of Fontana for the Conditional Use Permit for the construction and operation of the Project	Before April 30, 2007
Developer shall obtain all building permits from the City of Fontana necessary for the construction and installation of the Hotel on the Hotel Parcel	Before August 1, 2007
Developer shall commence construction and installation of the Hotel on the Hotel Parcel	Before October 1, 2007
Developer shall complete construction and installation of the Hotel on the Hotel Parcel	Before December 15, 2008
Developer shall complete construction and installation of the Restaurant on Restaurant Parcel (evidenced by City issuance of a final certificate of occupancy for the Restaurant)	On or before December 31, 2015