

AGENDA

MEETING OF THE KERN COUNTYWIDE OVERSIGHT BOARD

General Services Department
1115 Truxtun Avenue, 3rd Floor
Bakersfield, California

Tuesday, August 15, 2023
9:00AM

All agenda item supporting documentation is available for public review in the office of the Clerk of the Board of Supervisors, 1115 Truxtun Ave., 5th Floor, Bakersfield, 93301 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday, following the posting of the agenda. Any supporting documentation that relates to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location.

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

4. PUBLIC COMMENT: This time has been set aside for members of the public to address the Oversight Board on any matter not on this agenda but within the subject matter jurisdiction of the Board. Although the Oversight Board values your comments, pursuant to the Brown Act, it generally cannot take any action on items not listed on the posted agenda. Speakers are limited to two minutes. Please state and spell your name before making your comments.

5. ADMINISTRATIVE ITEMS:

5.A. ADOPTION OF RESOLUTION

RECOMMENDATION: Adopt Resolution No. 063 “RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CALIFORNIA CITY REDEVELOPMENT AGENCY, APPROVING A PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BY WHICH THE SUCCESSOR AGENCY WILL SELL CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF SOUTH LOOP BOULEVARD AT GREET STREET (ASSESSOR’S PARCEL NO. 210-160-53-00-2) IN ACCORDANCE WITH THE DEPARTMENT OF FINANCE-APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AND THE DISSOLUTION LAW”

6. BOARD MEMBER COMMENTS OR ANNOUNCEMENTS:

7. ADJOURNMENT:

**Americans with Disabilities Act
(Government Code Section 54954.2)**

The Board of Supervisors Chamber is accessible to persons with disabilities. Disabled individuals who need special assistance to attend or participate in a meeting of the Board of Supervisors may request assistance at the Clerk of the Board of Supervisors, Fifth Floor, 1115 Truxtun Avenue, Bakersfield, California or by calling (661) 868-3585. Every effort will be made to reasonably accommodate individuals with disabilities by making meeting material available in alternative formats. Requests for assistance should be made five (5) working days in advance of a meeting whenever possible.

BEFORE THE KERN COUNTYWIDE OVERSIGHT BOARD

In the matter of:

Resolution No. 63

RESOLUTION OF THE KERN COUNTYWIDE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CALIFORNIA CITY REDEVELOPMENT AGENCY, APPROVING A PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BY WHICH THE SUCCESSOR AGENCY WILL SELL CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF SOUTH LOOP BOULEVARD AT GREET STREET (ASSESSOR'S PARCEL NO. 210-160-53-00-2) IN ACCORDANCE WITH THE DEPARTMENT OF FINANCE-APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AND THE DISSOLUTION LAW

I, Amanda Ruiz, Secretary on behalf of the Oversight Board, do certify that the following resolution, on motion of Director____, seconded by Director _____, was duly passed and adopted by the Board of Directors at an official meeting this 15th day of August, 2023, by the following vote:

AYES:

NOES:

ABSENT:

Secretary on behalf of the Oversight Board

Kern Countywide Oversight Board

RESOLUTION

Section 1. WHEREAS:

(a) The Health and Safety Code section 34179 (j) creates a single countywide oversight board effective July 1, 2018, for each county with successor agencies remaining; and

(b) The Kern Countywide Oversight Board has been established in accordance with Health & Safety Code (HSC) sections 34179(j) to approve certain successor agency actions pursuant to HSC 34180 and to direct the successor agencies in certain other actions pursuant to Health & Safety Code section 34181; and

(c) Pursuant to Section 34173(d), The City of California City ("City") is the successor agency to the former California City Community Redevelopment Agency ("Successor Agency"); and

(d) HSC Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" (also referred to herein as the "LRPMP") addressing the future disposition and use of all real properties of the Former Agency no later than six months following the Department of Finance's ("DOF") issuance to the Successor Agency of a finding of completion under Section 34179.7; and

(e) The Successor Agency received a Finding of Completion, and thereafter timely prepared its LRPMP, which LRPMP was approved by the local oversight board and then by the DOF in a decision letter issued and dated as of January 22, 2022; and

(f) The Successor Agency has negotiated the terms of a Purchase and Sale Agreement ("Agreement") with James M. Williams and Elaine Williams, Trustees of the Williams Family Trust, ("Purchaser") related to the disposition of certain real property located at the Northwest corner of South Loop Boulevard at Green Street, and identified as APN 210-160-53-00-2 as listed on the LRPMP as Property No. 210-160-53-00-2 ("Property"); and

(g) The Agreement calls for the Successor Agency to sell the Property to the Purchaser in its present condition, for the fair market value of the Property with the proceeds of sale to be distributed to the taxing entities under Section 34191.5(c)(2)(B); and

(h) The purchase price for the Property under the Agreement is \$30,000 which is not less than the fair market value of the Property; and

(i) Section 34179 provides that the oversight board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Law; and

(j) The Successor Agency considered and by Resolution approved the Agreement; and

(k) The sale of the Property to the Purchaser under the Agreement complies with the Dissolution Law and is in the best interests of the taxing entities.

Section 2. THEREFORE IT IS RESOLVED by the Board of Directors of the Kern Countywide Oversight Board, as follows:

- 1) The above recitals are true and correct and are a substantive part of this Resolution; and
- 2) The Purchase and Sale Agreement, in the form attached hereto as Exhibit A, is hereby approved. Each of the Chair of this Board, the Vice Chair of this Board and the Executive Director of the Successor Agency (each, an "Authorized Officer"), individually, is hereby authorized to execute and deliver, for and in the name of the Successor Agency, the Exclusive Negotiating Agreement in substantially such form, with changes therein as the Authorized Officer may approve (such approval to be conclusively evidenced by the execution and delivery thereof).
- 3) The Authorized Officers and all other officers of the Successor Agency are hereby authorized, jointly and severally, to execute and deliver any and all necessary documents and instruments and to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution and the Purchase and Sale Agreement.

SA RESOLUTION NO. SA 03-23-2971

A RESOLUTION OF THE CITY OF CALIFORNIA CITY AS THE SUCESSOR AGENCY TO THE FORMER CALIFORNIA CITY COMMUNITY REDEVELOPMENT AGENCY APPROVING A PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BY WHICH THE SUCCESSOR AGENCY WILL SELL CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF SOUTH LOOP BOULEVARD AT GREET STREET IN ACCORDANCE WITH THE DOF-APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AND THE DISSOLUTION LAW

WHEREAS, by virtue of the enactment of Health and Safety Code ("HSC") Section 34173(d), the City of California City ("City") is the successor agency to the former California City Community Redevelopment Agency ("Successor Agency"); and

WHEREAS, HSC Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" (also referred to herein as the "LRPMP") addressing the future disposition and use of all real properties of the Former Agency no later than six months following the DOF's issuance to the Successor Agency of a finding of completion under Section 34179.7; and

WHEREAS, the Successor Agency received a Finding of Completion, and thereafter timely prepared its LRPMP, which LRPMP was approved by the local oversight board and then by the DOF in a decision letter issued and dated as of January 22, 2022; and

WHEREAS, the Successor Agency has negotiated the terms of a Purchase and Sale Agreement ("Agreement") with James M. Williams and Elaine Williams, Trustees of the Williams Family Trust, ("Purchaser") related to the disposition of certain real property located at the Northwest corner of South Loop Boulevard at Green Street, and identified as APN 210-160-53-00-2 as listed on the LRPMP as Property No. 210-160-53-00-2 ("Property"); and

WHEREAS, the Agreement calls for the Successor Agency to sell the Property to the Purchaser in its present condition, for the fair market value of the Property with the proceeds of sale to be distributed to the taxing entities under Section 34191.5(c)(2)(B); and

WHEREAS, the purchase price for the Property under the Agreement is \$30,000, which is not less than the fair market value of the Property; and

WHEREAS, Section 34179 provides that the oversight board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Law; and

WHEREAS, pursuant to HSC Section 34179(j), as of, on, and after July 1, 2018, there shall be only one oversight board staffed by the county auditor-controller in every California county, with the exception of the County of Los Angeles; and

WHEREAS, the consolidated oversight board overseeing the Successor Agency is the Kern County Oversight Board ("Oversight Board"); and

WHEREAS, the Successor Agency considered and by this Resolution approves the Agreement and directs staff to submit the Agreement to the Oversight Board for its review, consideration and approval; and

WHEREAS, the sale of the Property to the Purchaser under the Agreement complies with Dissolution Law and is in the best interests of the taxing entities.

NOW THEREFORE, BE IT RESOLVED THAT THE SUCCESSOR AGENCY TO THE FORMER CALIFORNIA CITY COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, PASS, AND APPROVE AS FOLLOWS:

SECTION 1. The recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Successor Agency hereby approves the sale of the Property and approves the Agreement in substantially the form attached hereto as Exhibit 1, which is fully incorporated by this reference. The Successor Agency Executive Director is authorized to execute and attest the Agreement with such revisions as the Executive Director and Successor Agency legal counsel deem appropriate. The Executive Director and its authorized designees are authorized to take such actions as may be necessary or appropriate to implement the Agreement, including executing further instruments and agreements, issuing warrants, and taking other appropriate actions to perform the obligations and exercise the rights of the Successor Agency under the Agreement. A copy of the Agreement when fully executed and approved by the Oversight Board shall be placed on file in the office of the City Clerk.

SECTION 3. Staff is hereby directed to transmit this Resolution and the Agreement to the First District Oversight Board under the Dissolution Law.

SECTION 4. This Resolution shall take effect upon adoption. The City Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED by the City of California City as the Successor Agency to the former California City Community Redevelopment Agency at its regular meeting on this 28TH day of April 2023.

DocuSigned by:

Kelly Kulikoff

Kelly Kulikoff
Mayor of the City of California City

ATTEST:

DocuSigned by:

Socorro Chavez

Socorro Chavez
City Clerk of the City of California City

STATE OF CALIFORNIA)
COUNTY OF Kern) SS:
CITY OF CALIFORNIA CITY)

I, Socorro Chavez, City Clerk of the City of California City, do hereby certify that the above and foregoing Resolution No. SA 03-23-2971 was passed, approved, and adopted by the City Council of the City of California City as the Successor Agency to the former California City Community Redevelopment Agency, signed by the Mayor and attested by the City Clerk at a meeting of said City held on this 28TH day of March 2023, and that said Resolution was adopted by the following votes to wit:

AYES: Councilmember Creighton, Councilmember Kulikoff, Mayor Kulikoff

NOES: Councilmember Macedonio

ABSTAIN: Mayor Pro Tem Smith

ABSENT:

DocuSigned by:

Socorro Chavez

Socorro Chavez
City Clerk of the City of California City

Resolution No.
SA 03-23-2971

EXHIBIT A
PURCHASE AND SALE AGREEMENT

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this “**Agreement**”) is dated as of _____, 2023 by and between JAMES M. WILLIAMS and ELAINE WILLIAMS, Trustees of the Williams Family Trust executed December 17, 1999, (“**Purchaser**”) and the SUCCESSOR AGENCY TO THE FORMER CALIFORNIA CITY COMMUNITY REDEVELOPMENT AGENCY, a public body, corporate and politic (“**Seller**”). Seller and Purchaser are individually referred to herein as a “**Party**,” and collectively referred to herein as the “**Parties**.”

RECITALS

A. WHEREAS, Seller is the owner of certain real property located at Northwest corner of South Loop Boulevard at Green Street, California City, California, described as Assessor Parcel Number 210-160-53-00-2 (the “**Property**”). The Property is approximately 6.62 acres in size, and is vacant. The Property is more particularly depicted in Exhibit “A” attached hereto and incorporated herein by this reference. The size and boundaries of the Property may be revised as set forth in Section 2.1 hereof.

B. WHEREAS, the Property was declared as surplus property on January 11, 2022, by the Seller and a Notice of Availability was circulated pursuant to the Surplus Land Act. Seller received no letters of interest in response; and

C. WHEREAS, the Property is subject to a covenant regarding affordable housing applicable only if 10 or more units are developed on the Property pursuant to the Surplus Land Act (the “**Covenant**”); and

D. WHEREAS, Purchaser desires to acquire the Property from Seller, and Seller desires to convey the Property to Purchaser. Upon acquisition of the Property, Purchaser intends to devote the Property for use as _____.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the Parties, Seller and Purchaser hereby agree as follows:

1. RECITALS, EXHIBITS, DEFINITIONS AND PARTIES.

1.1 The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full.

1.2 This Agreement shall take effect when it has been fully executed by the Parties and has been approved by the Oversight Board pursuant to Section 1.5(a) (the “**Effective Date**”).

1.3 In addition to the definitions of terms and phrases which appear in other sections of this Agreement, the following words shall have the meanings as set forth below:

- **“Business Day”** means and refers to Monday through Friday, excluding holidays on which the offices of the City of California City or Seller are closed for business.
- **“City”** means and refers to the City of California City, a California municipal corporation.
- **“Oversight Board”** means and refers to the Kern County Oversight Board.
- **“Seller’s Knowledge”** means and refers to the matters within the actual current knowledge of those employees of Seller most knowledgeable regarding the present condition of the Property and the matters set forth in Sections 4.3 and 7, and documents and materials in the files and records of Seller and the City, which can be obtained with reasonable and customary inquiry and investigation.

1.4 No funds, revenues or assets of the City shall be pledged or made available to pay for any obligation or liability of Seller to Purchaser as may arise under this Agreement.

1.5 Oversight Board.

(a) The Property is part of the Seller’s Long Range Property Management Plan prepared pursuant to Health and Safety Code Section 34191.5(b). As such, disposition of the Property is subject to the approval by the Oversight Board pursuant to Health and Safety Code Section 34181. Accordingly, promptly following the execution of this Agreement by the Parties, Seller shall request the Oversight Board to consider and approve the Agreement. This Agreement shall be effective upon approval of this Agreement by the Oversight Board (“Effective Date”). The approval of the Agreement by the Oversight Board shall be evidenced by a resolution of the Oversight Board. The Oversight Board resolution shall contain provisions reasonably satisfactory to Seller as related to the reimbursement to Seller of Seller escrow costs as provided in this Agreement for the transfer of the Property to Purchaser, subject to the close of “Escrow,” as this term is defined in Section 3.1. The Oversight Board is not a Party to this Agreement.

(b) Following the approval of the Agreement by the Oversight Board, any proposed amendment to the text of this Agreement shall be subject to compliance with the applicable provisions of the resolution of the Oversight Board referenced in Section 1.5(a), as may apply to such proposed amendment.

1.6 The following Exhibits are attached to this Agreement:

Exhibit “A” Property Map

Exhibit “B” Grant Deed

Exhibit "C" Covenant

2. PURCHASE AND SALE.

2.1 Agreement to Buy and Sell. Subject to the terms and conditions set forth herein, Seller hereby agrees to sell the Property to Purchaser, and Purchaser hereby agrees to acquire the Property from Seller. In the event that the size and/or boundaries of the project site (net of streets and rights of way) as approved by the City pursuant to the land use entitlement process are different from the size and boundaries of the Property as depicted in Exhibit "A," the size, boundaries and Purchase Price of the Property shall be adjusted accordingly.

2.2 Purchase Price.

(a) The purchase price for the Property to be paid by Purchaser to Seller Thirty Thousand Dollars (\$30,000) (the "**Purchase Price**"). The full amount of the Purchase Price shall be paid as follows:

i. Down Payment.

1. Initial Deposit. Within three (3) Business Days of the Effective Date, Purchaser shall deposit with the Escrow Holder in cash or by certified or bank cashier's check made payable to Escrow Holder (as defined in Section 3.1) or a confirmed wire transfer of funds, the sum of Nine Hundred Dollars (\$900.00) or Three Percent (3%) of the Purchase Price ("Deposit"). The Deposit shall be applicable in full toward the Purchase Price. The Deposit shall be non-refundable to the Purchaser, except as set forth in this Agreement. The Deposit shall be deposited by Escrow Holder in an interest-bearing account reasonably acceptable to Seller and Purchaser, and the interest thereon shall accrue to the benefit of the party receiving the Deposit pursuant to the terms of this Agreement.

2. The remaining balance of the down payment, or Fourteen Thousand One Hundred Dollars (\$14,100), shall be paid by Purchaser in immediately available funds to Escrow Holder at Closing (defined in Section 5.2).

ii. Cash at Closing. Fifty Percent (50%) of the Purchase Price, or the amount of Fifteen Thousand Dollars (\$15,000) shall be payable by Purchaser to Escrow Holder in cash at the Close of Escrow. Buyer shall deposit the full amount of the Purchase Price with Escrow Holder at least one (1) Business Day prior to the Close of Escrow.

3. ESCROW.

3.1 Escrow Account. The Parties shall open an escrow account (the “**Escrow**”) with First American Title Company, 1001 W. Tehachapi Boulevard, Unit B-300, Tehachapi, California 93561, (661) 823-1630, (the “**Escrow Holder**”). Escrow Holder shall perform all Escrow and title services in connection with this Agreement.

3.2 Opening of Escrow. Within three (3) Business Days after the Effective Date, the Parties will deposit into Escrow the fully executed Agreement, or executed counterparts thereto. The date such fully executed Agreement is received by Escrow Holder will be deemed the “**Opening of Escrow**” and Escrow Holder will give written notice to the Parties of such occurrence. The parties shall execute such escrow instructions as may be required by Escrow Agent or otherwise required for the closing of the transaction.

4. PROPERTY DISCLOSURE REQUIREMENTS.

4.1 Condition of Title/Preliminary Title Report. Seller shall cause the Escrow Holder to deliver to Purchaser a Preliminary Title Report for the Property (the “**Preliminary Report**”) within five (5) days after the Opening of Escrow. Purchaser shall have five (5) days after receipt of the Preliminary Report to approve the Preliminary Report. If there are any changes to the Preliminary Report between the time of Purchaser’s approval of the Preliminary Report and the Closing, Purchaser shall have five (5) days after receipt of the revised Preliminary Report to approve such changes. Notwithstanding Purchaser’s delivery of the Purchaser Approval Notice, Purchaser agrees to take title to the Property subject to the following “**Permitted Exceptions**”: (a) standard printed exceptions in the Preliminary Report, (b) general and special real property taxes and assessments constituting a lien not yet due and payable, and (c) any other title exceptions expressly approved by Purchaser pursuant to the Purchaser Approval Notice.

4.2 Loan Contingency. Purchaser will have **seventeen (17) days** from the Opening of Escrow (the “**Loan Contingency Period**”) to obtain a loan necessary to pay Seller the Purchase Price specified in Paragraph 2.2. Buyer shall act diligently and in good faith to obtain the designated loan.

4.3 Property Disclosure. Seller agrees to disclose to Purchaser all material information with respect to the Property and all defects within Seller’s Knowledge, and to make all necessary disclosures required by law.

5. CLOSING AND PAYMENT OF PURCHASE PRICE.

5.1 Intentionally Left Blank.

5.2 Closing. The closing of the Escrow transaction established under Section 3.2 (“**Closing**” or “**Close of Escrow**”) will occur by a date not later than 45 days after the Opening of Escrow (the “**Closing Date**”). The recordation of the Grant Deed shall be a determinative indication that the Close of Escrow or Closing has occurred. In the event that the Closing has not occurred on or prior to the Closing Date, either Party not then in default may, upon five (5) days advance written notice to the other Party, which references this Section 5.2, terminate this

Agreement and the Escrow. If neither Party so elects to terminate this Agreement, Escrow Holder shall cause the Closing to occur as soon as possible.

5.3 Purchaser's Conditions to Closing. Purchaser's obligation to purchase the Property is subject to the satisfaction of all of the following conditions or Purchaser's written waiver (in Purchaser's sole discretion) of such conditions on or before the Closing Date:

(a) Expiration of the Loan Contingency Period with no exercise by Purchaser of its rights under this Agreement to terminate this Agreement.

(b) Seller has deposited into the Escrow a fully executed "Grant Deed" (as defined in Section 5.6(a) below) and all other documents to be submitted by Seller pursuant to this Agreement, all duly executed by Seller.

(c) Seller's representations and warranties herein are true and correct in all material respects as of the Closing Date.

(d) The Title Company is irrevocably committed to issue a CLTA or ALTA Title Policy to Purchaser, as selected by Purchaser, and such endorsements requested by Purchaser, insuring title to the Property to Purchaser in the full amount of the Purchase Price subject only to the Permitted Exceptions.

(e) There shall be no occupants of the Property, and any former occupants shall have received all relocation assistance and benefits as required by law.

(f) Intentionally Left Blank.

(g) The Property shall be a legal lot or parcel for conveyance pursuant to the Subdivision Map Act.

(h) Seller has performed all obligations to be performed by Seller pursuant to this Agreement.

(i) Intentionally Left Blank.

(j) The Oversight Board shall have approved this Agreement.

(k) Purchaser has approved the Escrow closing statement prepared by Escrow Holder in customary form and has given direction to Escrow Holder to close escrow.

5.4 Seller's Conditions to Closing. The Close of Escrow and Seller's obligation to sell and convey the Property to Purchaser are subject to the satisfaction of the following conditions or Seller's written waiver (in Seller's sole discretion) of such conditions on or before the Closing Date:

(a) Purchaser has deposited into the Escrow the applicable amount of the Purchase Price and Purchaser's Escrow and Title Costs.

(b) Purchaser has deposited into the Escrow all documents to be submitted by Purchaser pursuant to this Agreement, all duly executed by Purchaser.

(c) Purchaser's representations and warranties set forth herein are true and correct in all material respects as of the Closing Date.

(d) Purchaser has performed all obligations to be performed by Purchaser pursuant to this Agreement before the Closing Date.

(e) Intentionally Left Blank.

(f) Intentionally Left Blank.

(g) Intentionally Left Blank.

(h) Intentionally Left Blank.

(i) The Oversight Board shall have approved this Agreement as evidenced by the Oversight Board resolution referenced in Section 1.5 and such Oversight Board resolution contains provisions reasonably satisfactory to Seller as provided in Section 1.5(a).

(j) Seller has approved the Escrow closing statement prepared by Escrow Holder in customary form and has given direction to Escrow Holder to close escrow.

5.5 Conveyance of Title. Seller will deliver fee simple title to Purchaser at the Closing, subject only to the Permitted Exceptions.

5.6 Deliveries at Closing.

(a) Deliveries by Seller. Seller shall deposit into the Escrow for delivery to Purchaser at the Closing: (i) a grant deed, substantially in the form of Exhibit "B" attached hereto and incorporated herein (the "**Grant Deed**"); and (ii) any other documents required for the Escrow.

(b) Deliveries by Purchaser. No less than one (1) Business Day prior to the close of Escrow, Purchaser shall deposit into Escrow immediately available funds in the amount equal to the balance of the Purchase Price, as adjusted by any prorations between the Parties, and Purchaser's share of the Escrow and title fees.

(c) Closing. Promptly following the direction of Seller and Purchaser to close Escrow as referenced in Section 5.3(k) and Section 5.4(j), Escrow Holder shall cause the Closing to occur, and Escrow Holder shall: (i) record the Grant Deed; (ii) record the Covenant (iii) disburse to Seller the Purchase Price, less Seller's share of any Escrow and title fees, costs and expenses; (iv) deliver to Purchaser a conformed copy of the original recorded Grant Deed; and (v) distribute to itself the payment of Escrow fees and expenses required hereunder.

(d) Closing Costs. Subject to the provisions of the last sentence of this Section 5.6(d), Purchaser and Seller shall each be responsible for one-half of all Escrow fees (including the costs of preparing documents and instruments), recording fees, governmental conveyance fees and transfer taxes (if any). Seller shall be responsible for the portion of the cost of buyer's title insurance policy equal to the premium for a CLTA buyer's title policy in the amount of the Purchase Price. Purchaser shall be responsible for any additional costs of the buyer's title policy, including the incremental cost of an ALTA buyer's policy and the cost of any endorsements requested by Purchaser.

(e) Property Taxes. Escrow is not to be concerned with proration of Seller's taxes for the current fiscal year. Seller is a public agency and therefore exempt from the payment of property taxes. Purchaser shall be responsible for all applicable prorated or supplemental taxes once Purchaser obtains title to the Property.

(f) Sale Proceed Remittance. The Escrow Holder is hereby instructed by Seller to comply with the applicable provisions of the resolution of the Oversight Board referenced in Section 1.5, with respect to the remittance of the proceeds of the Purchase Price to Seller upon the Closing as shall be confirmed to the Escrow Holder by Seller at least two (2) Business Days prior to the Closing.

(g) Non-Foreign Certification. Seller shall deliver to Escrow Holder a certification duly executed by Seller under penalty of perjury in the form of, and upon the terms set forth in, the Transferor's Certification of Non-Foreign Status ("FIRPTA Certificate"), setting forth Seller's address and federal tax identification number and certifying that Seller is a "United States Person" and that Seller is not a "foreign person" in accordance with and/or for the purpose of the provisions of Sections 7701 and 1445 of the Internal Revenue Code of 1986, as amended, and any regulations promulgated thereunder.

(h) Other Deliveries to Escrow. Purchaser shall deliver to escrow a certificate of acceptance of Grant Deed, duly executed and notarized, in the form that is attached as part of Exhibit "B". Seller shall also deliver to escrow the executed Covenant/Deed Restriction per Government Code Section 54233 and/or 54233.5, in the form that is attached as Exhibit "C". Buyer shall also deposit any additional monies required of it to cover the costs and expenses of closing.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

6.1 Seller's Representations, Warranties and Covenants. In addition to the representations, warranties and covenants of Seller contained in other sections of this Agreement, Seller hereby represents, warrants and covenants to Purchaser that the statements below in this Section 6.1 are each true and correct as of the Closing Date, as applicable; provided, however, if to Seller's actual knowledge any such statement becomes untrue prior to Closing, Seller will notify Purchaser in writing and Purchaser will have three (3) Business Days thereafter to determine if Purchaser wishes to proceed with the Closing.

(a) Authority. Seller has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement subject to the approving resolution of the

Oversight Board referenced in Section 1.5(a) of this Agreement. This Agreement has been duly executed by Seller, and upon delivery to and execution by Purchaser is a valid and binding agreement of Seller. The Seller has complied with, and is not required to take any further actions to comply with, state surplus property law requirements, Seller property conveyance requirements, or any other legal requirements except as provided in this Agreement.

(b) Encumbrances. Seller has not sold, leased, alienated, encumbered, transferred, mortgaged, assigned, pledged, or otherwise conveyed its interest in the Property or any portion thereof, nor entered into any agreement to do so, and there are no liens, encumbrances, mortgages, leases, covenants, conditions, reservations, restrictions, easements or other matters affecting the Property, except as disclosed by Seller to Purchaser in writing prior to the Effective Date or as disclosed in the Preliminary Report. Seller will not, directly or indirectly, sell, lease, alienate, encumber, transfer, mortgage, assign, pledge, or otherwise convey its interest in the Property or any portion thereof prior to the Close of Escrow, as long as this Agreement is in force.

(c) Other Agreements. There is no lease, other purchase agreement, use agreement, or other agreement affecting the possession of use of the Property by a third party. There are no agreements affecting the Property which will be binding on the Purchaser or the Property after the Close of Escrow, which cannot be terminated on thirty (30) days' prior written notice.

(d) No Occupants of Property. As of the Effective Date there is no residential tenant, occupant or other person who lawfully resides on the Property or who has any right to occupy the Property for residential purposes.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Seller contained in this Agreement are conditions precedent to Purchaser's obligation to proceed with the Closing hereunder. The foregoing representations and warranties shall survive the expiration, termination, or Close of Escrow under this Agreement and shall not be deemed merged into the deed upon Closing.

6.2 Purchaser's Representations and Warranties. In addition to the representations, warranties and covenants of Purchaser contained in other sections of this Agreement, Purchaser hereby represents, warrants and covenants to Seller that the statements below in this Section 6.2 are each true as of the Effective Date, and, if to Purchaser's actual knowledge any such statement becomes untrue prior to Closing, Purchaser shall so notify Seller in writing and Seller shall have three (3) Business Days thereafter to determine if Seller wishes to proceed with Closing.

(a) Purchaser has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by Purchaser, and upon delivery to and execution by Seller shall be a valid and binding agreement of Purchaser.

(b) Upon acquisition of the Property, Purchaser intends to use the Property for .

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Purchaser contained in this Agreement are conditions precedent to Seller's obligation to proceed with the Closing hereunder.

7. PROPERTY CONDITIONS; AS-IS PURCHASE.

7.1 Definitions.

(a) **Hazardous Materials.** As used in this Agreement, "**Hazardous Materials**" means any chemical, compound, material, mixture, or substance that is now or may in the future be defined or listed in, or otherwise classified pursuant to any Environmental Laws (defined below) as a "hazardous substance", "hazardous material", "hazardous waste", "extremely hazardous waste", "infectious waste", "toxic substance", "toxic pollutant", or any other formulation intended to define, list or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, or toxicity. The term "Hazardous Materials" shall also include asbestos or asbestos-containing materials, radon, chrome and/or chromium, polychlorinated biphenyls, petroleum, petroleum products or by-products, petroleum components, oil, mineral spirits, natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable as fuel, perchlorate, and methyl tertiary butyl ether, whether or not defined as a hazardous waste or hazardous substance in the Environmental Laws.

(b) **"Environmental Laws"** means any and all federal, state and local statutes, ordinances, orders, rules, regulations, guidance documents, judgments, governmental authorizations or directives, or any other requirements of governmental authorities, as may presently exist, or as may be amended or supplemented, or hereafter enacted, relating to the presence, release, generation, use, handling, treatment, storage, transportation or disposal of Hazardous Materials, or the protection of the environment or human, plant or animal health, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C. § 9601), the Hazardous Materials Transportation Act (49 U.S.C. § 1801 *et seq.*), the Resource Conservation and Recovery Act (42 U.S.C. § 6901 *et seq.*), the Federal Water Pollution Control Act (33 U.S.C. § 1251 *et seq.*), the Clean Air Act (42 U.S.C. § 7401 *et seq.*), the Toxic Substances Control Act (15 U.S.C. § 2601 *et seq.*), the Oil Pollution Act (33 U.S.C. § 2701 *et seq.*), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 *et seq.*), the Porter-Cologne Water Quality Control Act (Cal. Water Code § 13000 *et seq.*), the Toxic Mold Protection Act (Cal. Health & Safety Code § 26100, *et seq.*), the Safe Drinking Water and Toxic Enforcement Act of 1986 (Cal. Health & Safety Code § 25249.5 *et seq.*), the Hazardous Waste Control Act (Cal. Health & Safety Code § 25100 *et seq.*), the Hazardous Materials Release Response Plans & Inventory Act (Cal. Health & Safety Code § 25500 *et seq.*), and the Carpenter-Presley-Tanner Hazardous Substances Account Act (Cal. Health and Safety Code, Section 25300 *et seq.*).

7.2. Intentionally Left Blank.

7.3. Intentionally Left Blank.

7.4 Representations and Release.

(a) Purchaser acknowledges and agrees that Seller has not made any representation or warranty, whether express or implied, regarding the Property, including, without limitation, implied warranties of merchantability and of fitness for a particular purpose, except as expressly provided in this Agreement. Purchaser acknowledges and agrees that it has, or will, prior to the Close of Escrow, familiarized itself with the Property, made a complete physical inspection thereof and conducted such independent investigations, tests, studies, and other analyses as Purchaser deems necessary or appropriate in its sole discretion concerning the Property, including, but not limited to: (i) the use, operation, and further development of the Property for any purpose, (ii) the availability of governmental and quasi-governmental permits, authorizations and approvals of any kind for the Property, (iii) the economic feasibility of the use, operation, or further development of the Property as desired or intended by Purchaser; (iv) the size, dimensions, location or topography of the Property; (v) the adequacy of water, sewer and any other utility service to the Property; (vi) the condition of any improvements, if any, of the Property (vii) surveys, soils reports, engineering reports and/or studies; (viii) the condition of any personal property; (ix) any due diligence documents regarding the Property; and (x) all other matters concerning or relating to the Property. Purchaser is relying solely upon its own inspection, investigation and analysis of the foregoing matters in purchasing the Property and is not relying in any way upon any representations, cost information, statements, agreements, warranties, studies, reports, descriptions, guidelines or other information or material furnished by Seller or its representatives, whether oral or written, express or implied, of any nature whatsoever regarding any of the foregoing matters. Purchaser assumes all risk of any loss or damage occasioned by any fact, circumstance, condition (including the presence of hazardous materials), or defect pertaining to the physical or financial condition of the Property. Without limiting the above, Purchaser on behalf of itself and its successors and assigns waives any rights to recover from, and forever releases and discharges, Seller and the officers, employees and agents of Seller, each of them and their respective successors and assigns and the City (collectively, the “**Seller Related Parties**”), from any and all demands, claims, legal or administrative proceedings, loss, liability, damage, penalty, fine, lien, judgment, cost or expense whatsoever (including, without limitation, attorneys’ fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with the foregoing including without limitation the application of Environmental Laws of the Property. This waiver and release by Purchaser in favor of Seller Related Parties shall survive the Close of Escrow.

(b) Purchaser represents to Seller that it has made all investigations deemed necessary by it with respect to the Property and that upon the Close of Escrow, Purchaser shall accept transfer of the Property in "as-is," "where-is," "with-all-faults" condition.

(c) Purchaser, for itself and its shareholders, directors, officers, employees, agents, affiliates, successors and assigns, hereby waives, releases and forever discharges Seller and Seller Related Parties from any and all rights, claims and demands at law or in equity, whether known or unknown at the time of this Agreement or at the Close of Escrow, which Purchaser has or may have in the future, caused by, arising out of, or attributable in any respect to the Property, including without limitation its physical condition; suitability; appropriateness; the availability, advisability, and/or economic sufficiency of any further development thereon; the availability of utilities; the use, generation, storage, presence, existence, and effect of Hazardous Materials and/or the physical condition of any personal property.

Purchaser hereby expressly waives the benefit of Section 1542 of the California Civil Code, which provides as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR EXPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, THAT IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY."

Initials of Purchaser

8. DEFAULT AND BREACH. Except as otherwise provided in this Agreement, failure or delay by either Party to perform any material term or provision of this Agreement shall constitute a default under this Agreement; provided however, that if the Party who is otherwise claimed to be in default by the other Party cures, corrects or remedies the alleged default within ten (10) calendar days after receipt of written notice specifying such default, such Party shall not be deemed to be in default hereunder.

8.1 Notice. The Party which may claim that a default has occurred shall give written notice of default to the party in default, specifying the alleged default. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default; provided, however, the injured Party shall have no right to exercise any remedy for a default as set forth herein without delivering the written default notice as specified herein. Any failure to delay by a Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any rights or remedies associated with such a default.

8.2 In the event that a default of either Party may remain uncured for more than thirty (30) calendar days following written notice, as provided above, a "breach" shall be deemed to have occurred. In the event of a breach, the Party who is not in default shall be entitled to obtain such relief as may then be available to it including the termination of this Agreement and/or the initiation of legal proceedings to enforce the terms of this Agreement. The prevailing Party in any such legal proceedings shall be entitled to recover, as an element of its costs of suit, and not as damages, its reasonable attorneys' fees as fixed by the court in such action or in a separate action brought to recover such attorneys' fees.

9. LIQUIDATED DAMAGES. If Purchaser fails to complete this purchase because of Purchaser's default, Seller shall retain, as liquidated damages, the Initial Deposit paid. Release of funds will require mutual, signed release instructions from both Purchaser and Seller, or judicial decision. AT THE TIME OF ANY INCREASED DEPOSIT PURCHASER AND SELLER

SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION INCORPORATING THE INCREASED DEPOSIT AS LIQUIDATED DAMAGES.

10. MISCELLANEOUS.

10.1 Attorneys' Fees. If any Party employs counsel to enforce or interpret this Agreement, including the commencement of any legal proceeding whatsoever (including insolvency, bankruptcy, arbitration, mediation, declaratory relief or other litigation), the prevailing Party shall be entitled to recover its reasonable attorneys' fees and court costs (including the service of process, filing fees, court and court reporter costs, investigative fees, expert witness fees, and the costs of any bonds, whether taxable or not) and shall include the right to recover such fees and costs incurred in any appeal or efforts to collect or otherwise enforce any judgment in its favor in addition to any other remedy it may obtain or be awarded. Any judgment or final order issued in any legal proceeding shall include reimbursement for all such attorneys' fees and costs. In any legal proceeding, the "prevailing Party" shall mean the Party determined by the court to most nearly prevail and not necessarily the Party in whose favor a judgment is rendered. The provisions of this Section 10.1 shall survive any termination of this Agreement.

10.2 Interpretation. This Agreement has been negotiated at arm's length, each Party has been represented by independent legal counsel in this transaction, and this Agreement has been reviewed and revised by counsel to each of the Parties. Accordingly, each Party hereby waives any benefit under any rule of law (including Section 1654 of the California Civil Code) or legal decision that would require interpretation of any ambiguities in this Agreement against the drafting Party.

10.3 Survival. All indemnities, covenants, representations and warranties contained in this Agreement shall survive Close of Escrow.

10.4 Assignment. Absent an express signed written agreement between the Parties to the contrary, neither Seller nor Purchaser may assign its rights or delegate its duties under this Agreement without the express written consent of the other, which consent shall not be unreasonably withheld or delayed. No permitted assignment of any of the rights or obligations under this Agreement shall result in a novation or in any other way release the assignor from its obligations under this Agreement.

10.5 Successors. Except as provided to the contrary in this Agreement, this Agreement shall be binding on and inure to the benefit of the Parties and their successors and assigns.

10.6 Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

10.7 Integrated Agreement; Modifications. This Agreement contains all the agreements of the Parties concerning the subject hereof and cannot be amended or modified except by a written instrument executed and delivered by the Parties. There are no representations, agreements, arrangements or understandings, either oral or written, between or among the Parties hereto relating to the subject matter of this Agreement that are not fully expressed herein. In

addition, there are no representations, agreements, arrangements or understandings, either oral or written, between or among the Parties upon which any Party is relying upon in entering this Agreement that are not fully expressed herein.

10.8 Severability. If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, any such provision shall not be affected by the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this Section, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable and valid provision this is in keeping with the intent of the Parties as expressed herein.

10.9 Notices. Any delivery of this Agreement, notice, modification of this Agreement, collateral or additional agreement, demand, disclosure, request, consent, approval, waiver, declaration or other communication that either Party desires or is required to give to the other Party or any other person shall be in writing. Any such communication may be served personally, or by nationally recognized overnight delivery service (i.e., Federal Express) which provides a receipt of delivery, or sent by prepaid, first class mail, return receipt requested to the Party's address as set forth below:

To Purchaser: James and Elaine Williams, Trustees
The Williams Family Trust
1142 Old Mill Lane
Orcutt, California 93455

To Seller: Successor Agency to Former California City Community
Redevelopment Agency
21000 Hacienda Boulevard
California City, California 93505
Attention: Executive Director

To City: City of California City
21000 Hacienda Boulevard
California City, California 93505
Attention: City Manager
With copy to:

City Attorney

To **Escrow Holder**: _____

Attn: _____

Any such communication shall be deemed effective upon personal delivery or on the date of first refusal to accept delivery as reflected on the receipt of delivery or return receipt, as applicable. Any Party may change its address by notice to the other Party. Each Party shall make an ordinary, good faith effort to ensure that it will accept or receive notices that are given in accordance with this section and that any person to be given notice actually receives such notice.

10.10 Time. Time is of the essence to the performance of each and every obligation under this Agreement.

10.11 Days of Week. If any date for exercise of any right, giving of any notice, or performance of any provision of this Agreement falls on a Saturday, Sunday or holiday, the time for performance will be extended to 5:00 p.m. on the next Business Day.

10.12 Reasonable Consent and Approval. Except as otherwise provided in this Agreement, whenever a Party is required or permitted to give its consent or approval under this Agreement, such consent or approval shall not be unreasonably withheld or delayed. If a Party is required or permitted to give its consent or approval in its sole and absolute discretion or if such consent or approval may be unreasonably withheld, such consent or approval may be unreasonably withheld but shall not be unreasonably delayed.

10.13 Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to carry out the intent and purposes of this Agreement.

10.14 Waivers. Any waiver by any Party shall be in writing and shall not be construed as a continuing waiver. No waiver will be implied from any delay or failure to take action on account of any default by any Party. Consent by any Party to any act or omission by another Party shall not be construed to be a consent to any other subsequent act or omission or to waive the requirement for consent to be obtained in any future or other instance.

10.15 Signatures/Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any one of such completely executed counterparts shall be sufficient proof of this Agreement.

10.16 Date and Delivery of Agreement. Notwithstanding anything to the contrary contained in this Agreement, the Parties intend that this Agreement shall be deemed effective, and delivered for all purposes under this Agreement, and for the calculation of any statutory time periods based on the date an agreement between Parties is effective, executed, or delivered, as of the Effective Date.

10.17 Representation on Authority of Parties. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Seller represents and warrants to Purchaser that the execution and delivery of the Agreement and the performance of Seller's obligations hereunder have been duly authorized and that subject to the approval of the Oversight Board this Agreement is a valid and legal agreement binding on Seller and enforceable in accordance with its terms. Purchaser

represents and warrants to Seller that the execution and delivery of this Agreement and the performance of Purchaser's obligations hereunder have been duly authorized and that this Agreement is a valid and legal agreement binding on Purchaser and enforceable in accordance with its terms.

10.18 Seller Approvals. Except as provided in Section 1.5(b), whenever this Agreement calls for Seller approval, consent, extension or waiver, the written approval, consent, or waiver of the Seller's Executive Director or his or her designee(s) shall constitute the approval, consent, extension or waiver of the Seller, without further authorization required from the governing board of the Successor Agency. The Seller hereby authorizes the Seller's Executive Director and his or her designee(s) to deliver any such approvals, consents, or extensions or waivers as are required by this Agreement, or that do not otherwise reduce Seller's rights under this Agreement, and to waive requirements under this Agreement, on behalf of the Seller.

10.19 Brokers. In the event that any person or entity perfects a claim for a brokerage commission, finder's fee or otherwise, based upon any agreement, statement or act, the Party through whom such person or entity makes such a claim shall be responsible therefor and shall defend, indemnify and hold the other Party and the property harmless from and against such claim and all loss, costs and expense associated therewith, including attorneys' fees.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Agreement is executed by Purchaser and Seller as of the Effective Date.

PURCHASER:

The Williams Family Trust Dated December
17, 1999

James M. Williams, Trustee

Elaine Williams, Trustee

By: _____

By: _____

SELLER:

Successor Agency to the Former California
City Redevelopment Agency, a public body,
corporate and politic

By: _____

Name: _____

Its: Executive Director of the Successor
Agency to the Former California City
Redevelopment Agency

EXHIBIT “A”

PROPERTY DESCRIPTION

[INSERT MAP]

EXHIBIT "B"
GRANT DEED

**Recording Requested by
and When Recorded, Return to:**

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

Documentary Transfer Tax: \$ _____

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the SUCCESSOR AGENCY TO THE FORMER CALIFORNIA CITY REDEVELOPMENT AGENCY ("Grantor"), hereby GRANTS to JAMES M. WILLIAMS and ELAINE WILLIAMS, TRUSTEES OF THE WILLIAMS FAMILY TRUST DATED DECEMBER 17, 1999, ("Grantee"), all of its right, title and interest in, under and to (i) the land located in the City of California City, County of Kern, State of California, described on Exhibit "A" attached hereto and incorporated herein by this reference, and (ii) any improvements thereon.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of the date set forth below.

Dated as of: _____

Successor Agency to the Former California
City Redevelopment Agency, a public body,
corporate and politic

By: _____
Name: _____
Its: Executive Director

Attachment No. 1 to Grant Deed
LEGAL DESCRIPTION

PARCEL MAP 9989, PARCEL LOT PTN 3. PAR 3 PM 9989 EXCEPT THE WEST 1.10 AC.
6.80 acres, 227,420.59 sq. ft. (approx). Width x Length 707.00 x 396.50. Lat/Lon 35.1194/-
117.9438.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
Seller of _____)

On _____, 20____ before me, _____, a Notary Public, in and for said State and Seller, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
Seller of _____)

On _____, 20____ before me, _____, a Notary Public, in and for said State and Seller, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

EXHIBIT "C"

COVENANT

Recording Requested By and
When Recorded Mail to:

21000 Hacienda Boulevard
California City, CA 93505
Attention: City Clerk

**Deed Restriction
(per Government Code Section 54233 and/or 54233.5)**

If ten (10) or more residential units are developed on the property located at the Northwest corner of South Loop Boulevard at Green Street (the "Property"), not less than 15 percent of the total number of residential units developed on the Property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

City of California City

By: _____

Name:

Title:

Date: _____

CITY COUNCIL



DATE: March 28th, 2023
TO: Mayor and City Council as Governing Board of Successor Agency
FROM: Inge Elmes, Acting City Manager
SUBJECT: Adoption of Resolution No. SA 03-23-2971 Approving a Purchase and Sale Agreement and Joint Escrow Instructions for the South Loop Property

BACKGROUND

This Staff Report has been prepared for the consideration and action of the City Council of the City of California City ("City Council") serving as the governing board of the Successor Agency to the former California City Community Redevelopment Agency, a public body, corporate and politic ("Successor Agency") at the City Council meeting scheduled for March 28th 2023.

As a result of the dissolution of the Redevelopment Agency, the Successor Agency was created to administer enforceable obligations and wind down the affairs of the former California City Community Redevelopment Agency ("Former Agency"). As part of that process, the Successor Agency must dispose of all non-housing properties of the Former Agency in an expeditious manner aimed at maximizing value, all pursuant to the requirements of Assembly Bill ("AB") X1 26 (Stats 2011-12, 1st Ex. Sess., Chapter 5), as amended by AB 1484 (Stats 2012, Chapter 26), collectively referred to as Dissolution Law and, in particular, in compliance with the Long Range Property Management Plan ("LRPMP") as approved by the State of California, Department of Finance ("DOF").

The Successor Agency is performing its functions under the Dissolution Law to administer the enforceable obligations and otherwise unwind the Former Agency's affairs. Under the Dissolution Law, a successor agency's actions are subject to review by a seven-member oversight board. Until June 30, 2018, each successor agency had a local oversight board that served this purpose; but, as of July 1, 2018, all local oversight boards ended and have been replaced by consolidated county oversight boards as part of the streamlining and wind-down of redevelopment affairs. For this Successor Agency, its oversight board is referred to as the Kern County Oversight Board, consisting of seven members representing various interests in Kern County, which will review and take action on Successor Agency action items under the Dissolution Law, including the approval of the proposed Purchase and Sale Agreement and Joint Escrow Instructions.

As of January 1, 2020, Assembly Bill ("AB") 1486, more commonly referred to as the Surplus Land Act ("SLA"), requires that successor agencies follow surplus land disposition procedures for LRPMP properties that were not under an existing contract. Such procedures include declaring the LRPMP property as "surplus" property and providing a notice of availability to nonprofit housing providers and certain other entities. The surplus property disposition process also requires a 60-day offer solicitation period and 90-day good faith negotiation period. The California Department of Housing and Community Development ("HCD") oversees and enforces SLA requirements.

On January 22, 2022, the Successor Agency adopted Resolution No. 01-22-2904 Approving a Central Inventory of Surplus Land Pursuant to Government Code Section 54221, Declaring such Property is Exempt from Environmental Review under the California Environmental Quality Act, and Taking Related Actions. The Successor Agency now desires to sell one of the properties listed in the Central Inventory of Surplus Land, otherwise known as the South Loop Property, located at the Northwest corner of South Loop Boulevard at Green Street, California City, California, described as Assessor Parcel Number 210-160-53-00-2 (the "Property"). The Property is approximately 6.62 acres in size, and is vacant. The Property was declared as surplus property on January 11, 2022, and a Notice of Availability was circulated pursuant to the Surplus Land Act. Successor Agency received no letters of interest in response. Successor Agency subsequently received an offer from James M. Williams to purchase the Property for the amount of the appraisal, or \$30,000.

At this time, the Successor Agency desires to enter into a Purchase and Sale Agreement and Joint Escrow Instructions ("PSA") with James M. Williams and Elaine Williams, Trustees of the Williams Family Trust. The Property is subject to a covenant regarding affordable housing applicable only if 10 or more units are developed on the Property pursuant to the Surplus Land Act (the "Covenant"), which Purchaser will execute as part of the PSA.

DISCUSSION

Under the terms of the proposed PSA, the Successor Agency will sell, and the Purchaser will buy, the Property at its fair market value of \$30,000 in an AS-IS condition.

Should the Successor Agency approve the attached Resolution, the accompanying PSA would be submitted to the Oversight Board for its review and approval. Under the Dissolution Law Section 34191.5(f), actions to implement the disposition of property pursuant to an approved long-range property management plan shall not require review by the DOF, so if the Oversight Board approves the PSA, the Successor Agency may proceed with implementation of the sale under the PSA.

RECOMMENDATION

Staff recommends that the Successor Agency adopt Resolution No. SA 03-23-2971f Approving a Purchase and Sale Agreement and Joint Escrow Instructions for the South Loop Property.

ATTACHMENTS:

Resolution No. SA 03-23-2971

RESOLUTION NO. 12-30-0032

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CALIFORNIA CITY REDEVELOPMENT AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER CALIFORNIA CITY REDEVELOPMENT AGENCY

RECITALS:

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of California City elected to become the Successor Agency to the former California City Redevelopment Agency ("Successor Agency") by Resolution No. 01-12-2449 on January 11, 2012; and

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

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

WHEREAS, the staff of the Successor Agency to the former California City Redevelopment Agency prepared a Long-Range Property Management Plan (LRPMP), which fully complies with the requirements for such plans set forth in Health & Safety Code, Section 34191.5 and identifies each of the real property assets of the California City Successor Agency (former California City Redevelopment Agency), including the Agency's preferred methods of disposing of those assets with the sale proceeds being applied to enforceable obligations; and

WHEREAS, on December 15, 2015, at a noticed public meeting the Successor Agency Board reviewed and approved the proposed Long-Range Property Management Plan for submittal to the Oversight Board for approval.

NOW, THEREFORE BE IT RESOLVED by the Oversight Board to the former dissolved California City Redevelopment Agency as follows:

SECTION 1. The Long-Range Property Management Plan prepared pursuant to Health & Safety Code, Section 34191.5 is hereby approved in the form set forth in Exhibit "A" attached hereto and incorporated herein by reference

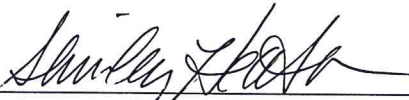
SECTION 2. The Executive Director is hereby directed to submit the Long-Range Property Management Plan to the California Department of Finance for their review and consideration of approval.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Oversight Board for the California City Successor Agency to the California City Redevelopment Agency at a Special Meeting held on the 30th day of December 2015.

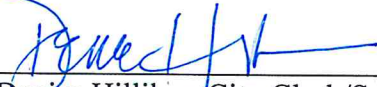
~~PASSED AND ADOPTED~~ by the DH

PASSED AND ADOPTED this 30th day of December, 2015, by the following vote:

AYES: Gagmon, Weil, Heathman
NOES: NONE
ABSENT: LEBsock, Caudle, Wiebe
ABSTAIN: NONE


Chairman – Oversight Board

ATTEST:


Denise Hilliker, City Clerk/Secretary

I hereby certify that the foregoing resolution was duly and regularly adopted by the Oversight Board of the Successor Agency at the regular meeting thereof held on December 30, 2015.


Denise Hilliker, City Clerk/Secretary



City of California City Successor Agency Long Range Property Management Plan

Property Information

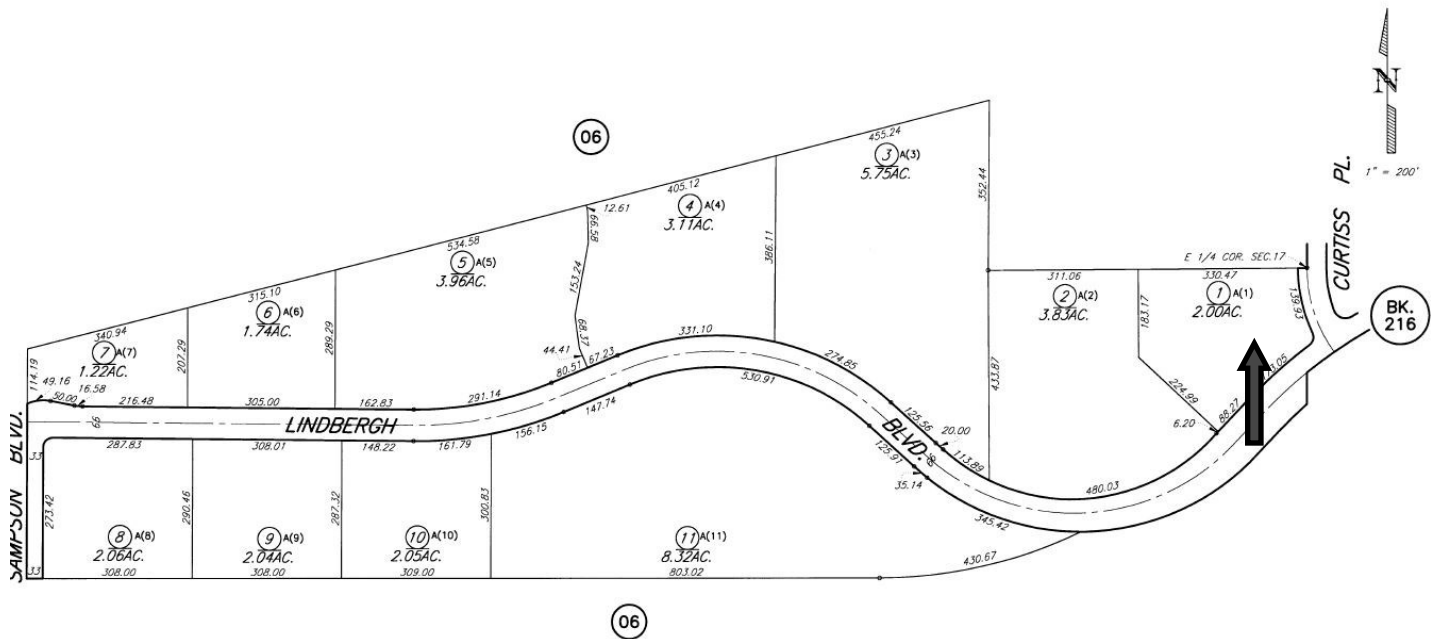
Assessors Parcel Number (APN)	302-510-01
Address / Cross Street / Location Reference	Lindbergh Blvd—Animal Control Facility
Current Zoning	M1—Light Industrial
Previous Seller	City of California City
Date of Acquisition/Value	2005
Lot Size	2 Acres
Approx. Current Value (10,000 per acre)	\$20,000

Agency Review

Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A

Previous Plans/Development Proposals for Property

Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. Current use—Animal Control Facility
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Transfer to City to maintain Animal Control Services. Tract Map to be amended to reflect this change. See supporting documentation.



Environmental	
Have any environmental tests or assessments been performed on the property?	Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.
Notes:	
Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.	
This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.	
Currently, the City Animal Control Facility is located on this lot. The City operates this facility currently. Please see supporting documentation. Enclosed with this report.	



City of California City Successor Agency Long Range Property Management Plan

Property Information

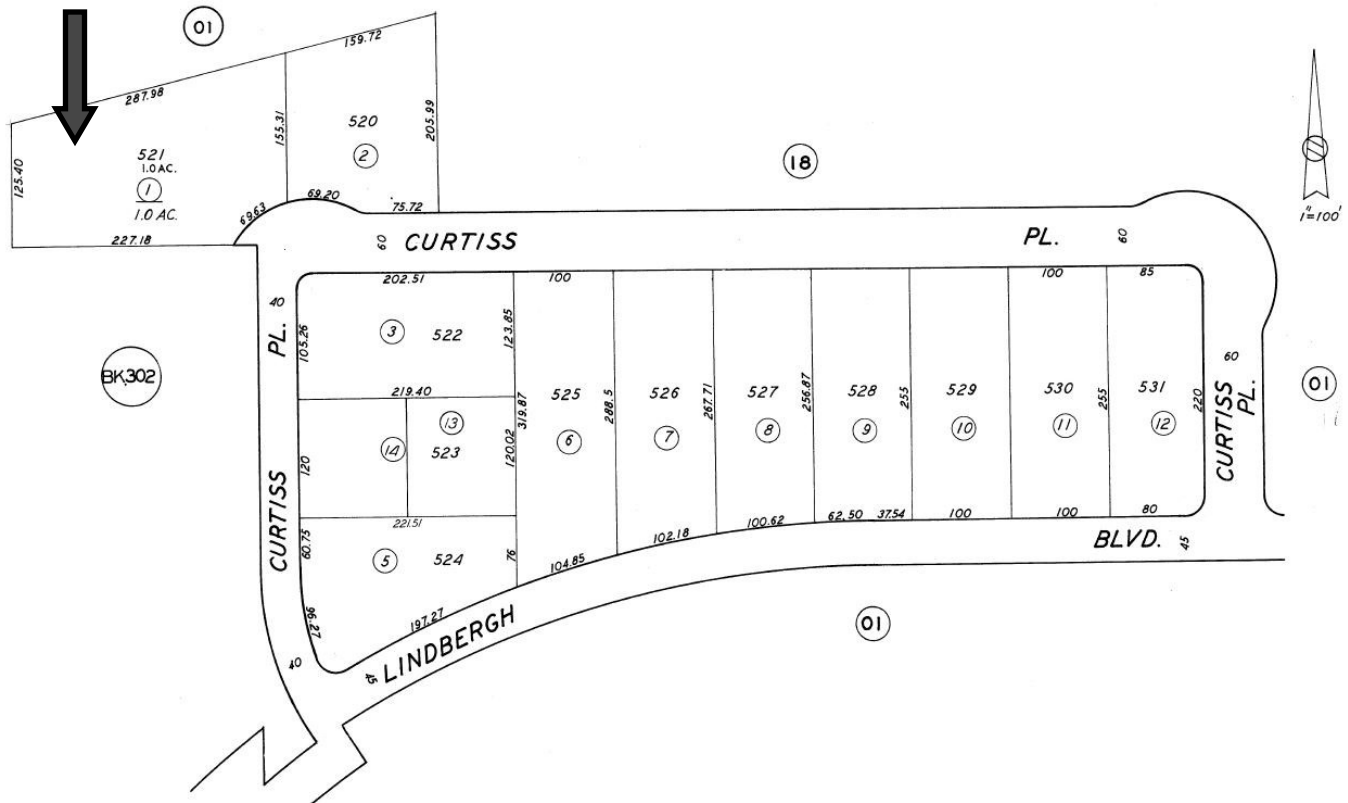
Assessors Parcel Number (APN)	216-170-01
Address / Cross Street / Location Reference	5999 Curtis Place
Current Zoning	M1—Light Industrial
Previous Seller	Van Pray
Date of Acquisition/Value	November 2007
Lot Size	1 Acres
Approx. Current Value	\$2,100,000

Agency Review

Is Agency receiving lease or rental income for private use of property?	Yes
If Yes, indicate amount of Agency's annual rent/lease income	\$48,000
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	30 year lease to include APN 216-170-01, 302-062-24. Rent \$4,000 per month until 2022, then \$7500 per month for the remaining 20 years. Lease revenues are applied towards the Van Pray Note Land Purchase.

Previous Plans/Development Proposals for Property

Property Acquired for what purpose?	Acquired in November 2007 from Van Pray (private individual) to improve the "Airport Industrial" development and encourage Airport Industry Operations. This parcel is one of four acquired for a total of approx. 152 acres. Currently there is a lease option on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Lease agreement to lease property. Please see attached documentation. Upon sale—proceeds to be used for enforceable obligations.



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

Property acquired from private party—four parcels approx. 152 acres was purchased by the Redevelopment Agency in November 2007 in the amount of \$4,000,000. Fifteen year note, monthly payments in the amount of approx. \$25,000 per month—varies every six months using set rate and libor rate as set forth in the purchase agreement.

The Successor Agency is currently renting this property to Norm Hill Aviation (one of three apn's 216-170-01, 302-062-24)

This property contains four hangars.

Please see supporting documentation attached.



City of California City Successor Agency Long Range Property Management Plan

Property Information

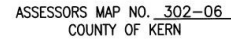
Assessors Parcel Number (APN)	302-062-50
Address / Cross Street / Location Reference	None
Current Zoning	M1—Light Industrial
Previous Seller	Van Pray
Date of Acquisition/Value	November 2007
Lot Size	0 Acres—spot lot
Approx. Current Value	\$1,830

Agency Review

Is Agency receiving lease or rental income for private use of property?	Yes
If Yes, indicate amount of Agency's annual rent/lease income	Portion of lease with Norm Hill Aviation "Drop Zone"
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	30 year lease to include APN 216-170-01, 302-062-24. Rent \$4,000 per month until 2022, then \$7500 per month for the remaining 20 years. Lease revenues are applied towards the Van Pray Note Land Purchase.

Previous Plans/Development Proposals for Property

Property Acquired for what purpose?	Acquired in November 2007 from Van Pray (private individual) to improve the "Airport Industrial" development and encourage Airport Industry Operations. This parcel is one of four acquired for a total of approx. 152 acres. Currently this parcel is one of three included in a lease agreement with Norm Hill.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Lease agreement to lease property. Please see attached documentation. Upon sale—proceeds to be used for enforceable obligations.



Please see supporting documentation attached.



City of California City Successor Agency Long Range Property Management Plan

Property Information

Assessors Parcel Number (APN)	302-062-24
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Van Pray
Date of Acquisition/Value	November 2007
Lot Size	63.86 Acres
Approx. Current Value	\$191,580

Agency Review

Is Agency receiving lease or rental income for private use of property?	Yes
If Yes, indicate amount of Agency's annual rent/lease income	Portion of lease with Norm Hill Aviation "Drop Zone"
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	30 year lease to include APN 216-170-01, 302-062-24. Rent \$4,000 per month until 2022, then \$7500 per month for the remaining 20 years. Lease revenues are applied towards the Van Pray Note Land Purchase.

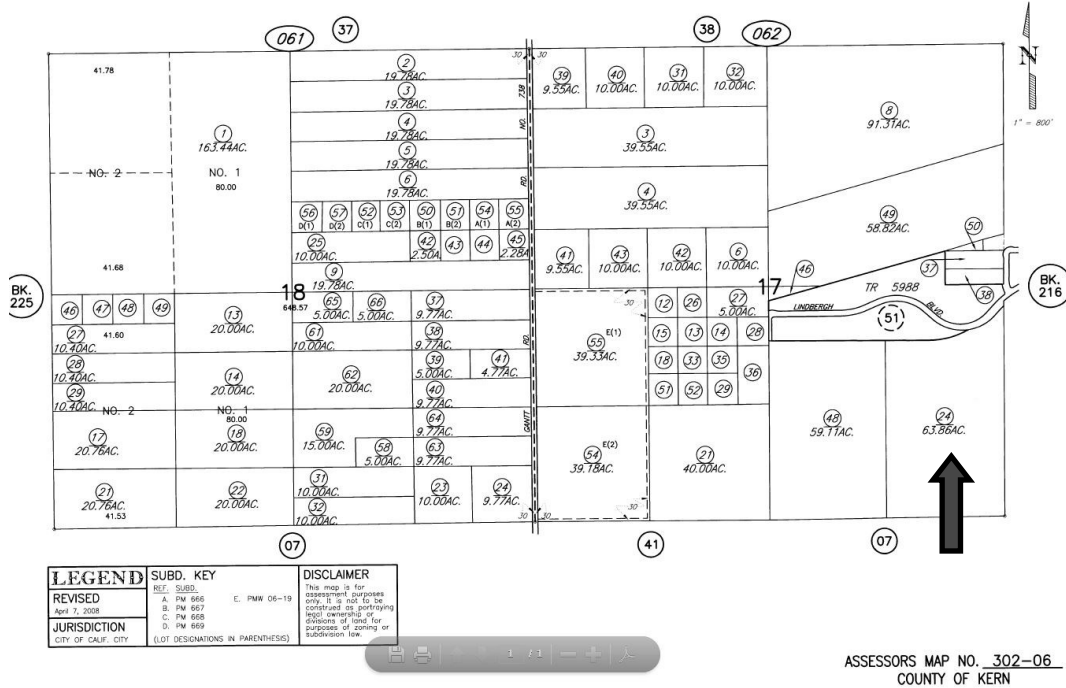
Previous Plans/Development Proposals for Property

Property Acquired for what purpose?	Acquired in November 2007 from Van Pray (private individual) to improve the "Airport Industrial" development and encourage Airport Industry Operations. This parcel is one of four acquired for a total of approx. 152 acres. Currently this property is one of three that is included in lease with Norm Hill.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Lease agreement to lease property. Please see attached documentation. - upon sale proceeds to be used for enforceable obligations.

302-06

T.32S. R.37E.

302-06



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

Property acquired from private party—four parcels approx. 152 acres was purchased by the Redevelopment Agency in November 2007 in the amount of \$4,000,000. Fifteen year note, monthly payments in the amount of approx. \$25,000 per month—varies every six months using set rate and libor rate as set forth in the purchase agreement.

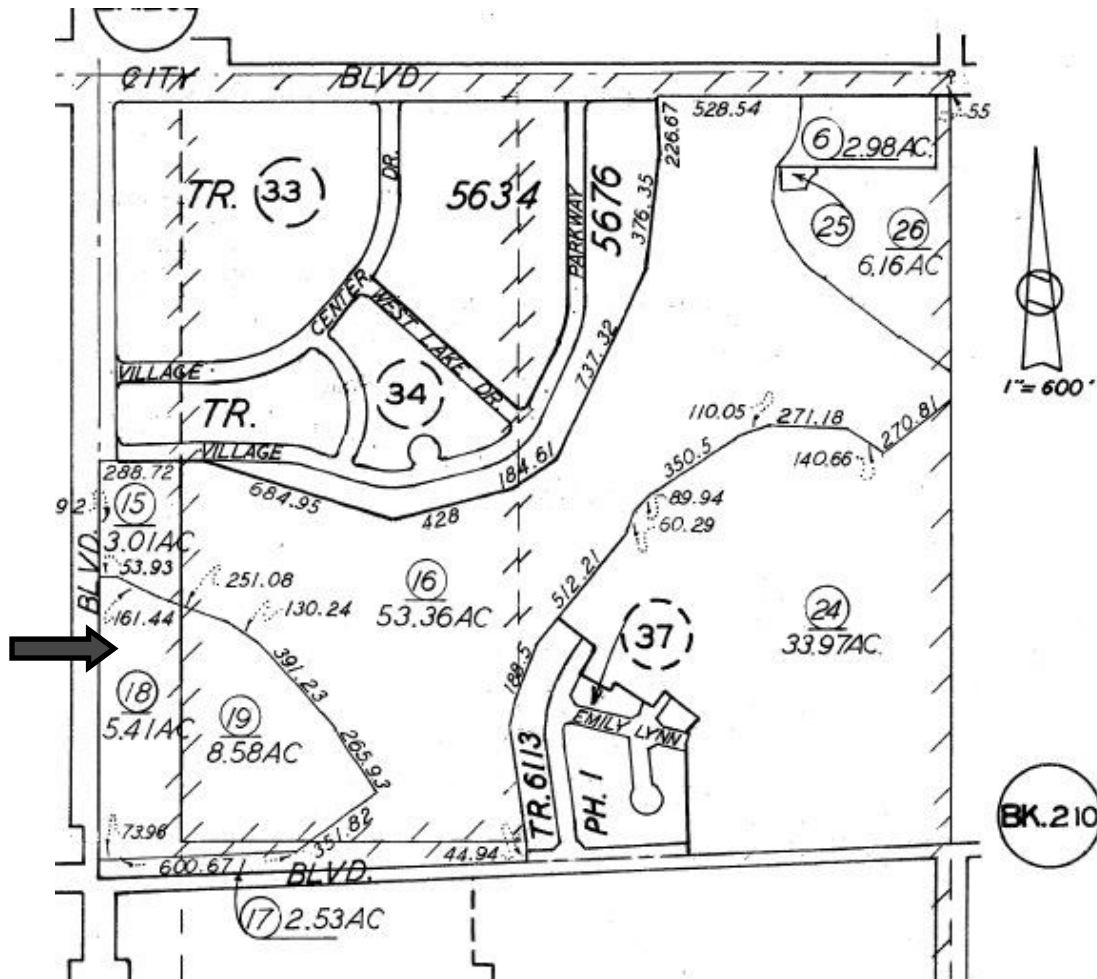
The Successor Agency is currently renting this property to Norm Hill Aviation (one of three properties, 216-171-01 & 302-062-50.

Please see supporting documentation attached.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	205-320-18
Address / Cross Street / Location Reference	Hacienda & South Loop
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	5.41 Acres
Approx. Current Value (\$20,000 per acre)	\$108,200
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to enforceable obligations.



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000 obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

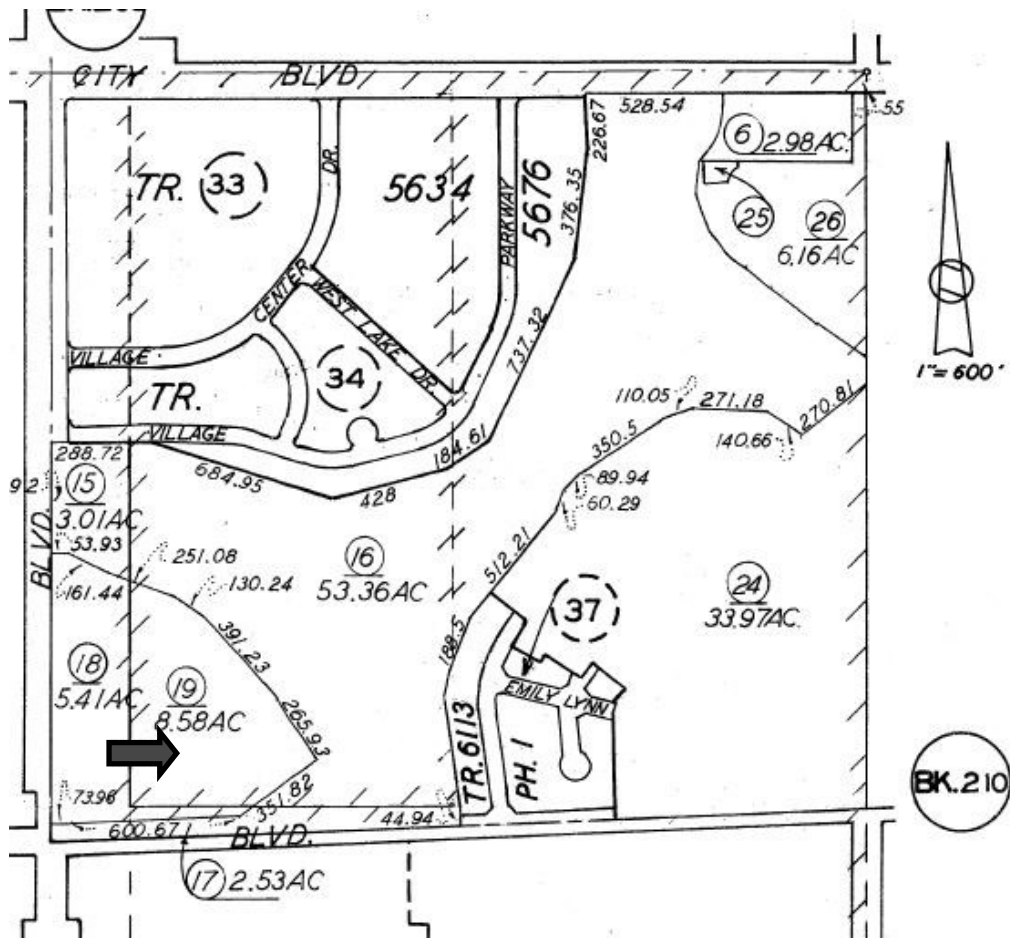
Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	205-320-19
Address / Cross Street / Location Reference	South Loop Blvd
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	8.58 Acres
Approx. Current Value (\$20,000 per acre)	\$171,600
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community". The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to enforceable obligations.

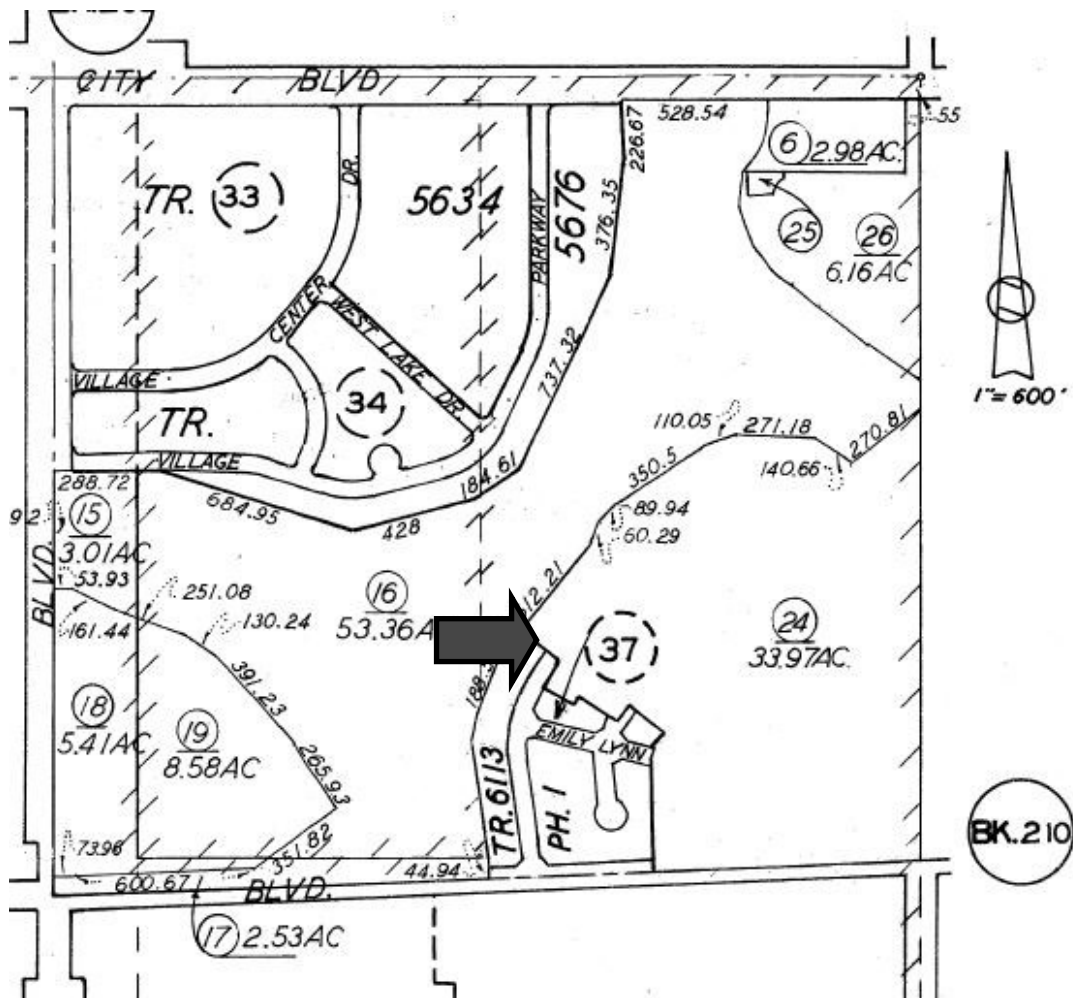


Environmental	
Have any environmental tests or assessments been performed on the property?	Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089
Notes:	
Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990. Disposition and Development Agreement, dated January 1993 with the Weissman Group. Lot Value based on price per acre value from local Real Estate Market estimates.	



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	205-320-24
Address / Cross Street / Location Reference	South Loop Blvd
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	33.97 Acres
Approx. Current Value (\$10,000 per acre)	\$339,700
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to enforceable obligations.

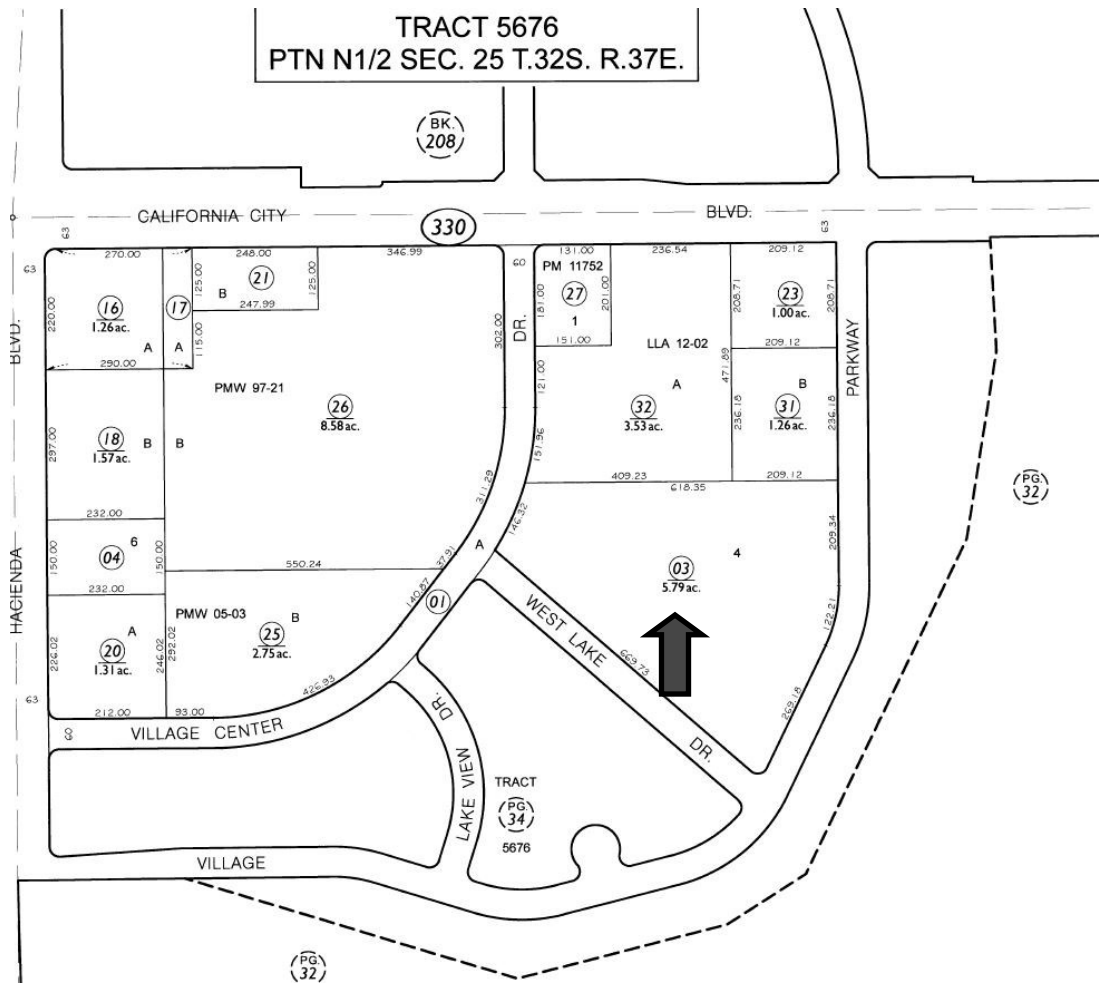


Environmental	
Have any environmental tests or assessments been performed on the property?	Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089
Notes:	
Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990. Disposition and Development Agreement, dated January 1993 with the Weissman Group. Lot Value based on price per acre value from local Real Estate Market estimates.	



City of California City Successor Agency Long Range Property Management Plan

<i>Property Information</i>	
Assessors Parcel Number (APN)	205-330-03
Address / Cross Street / Location Reference	California City Blvd
Current Zoning	RM2—Multiple Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	5.79 Acres
Approx. Current Value (\$12,500 per acre)	\$72,375
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

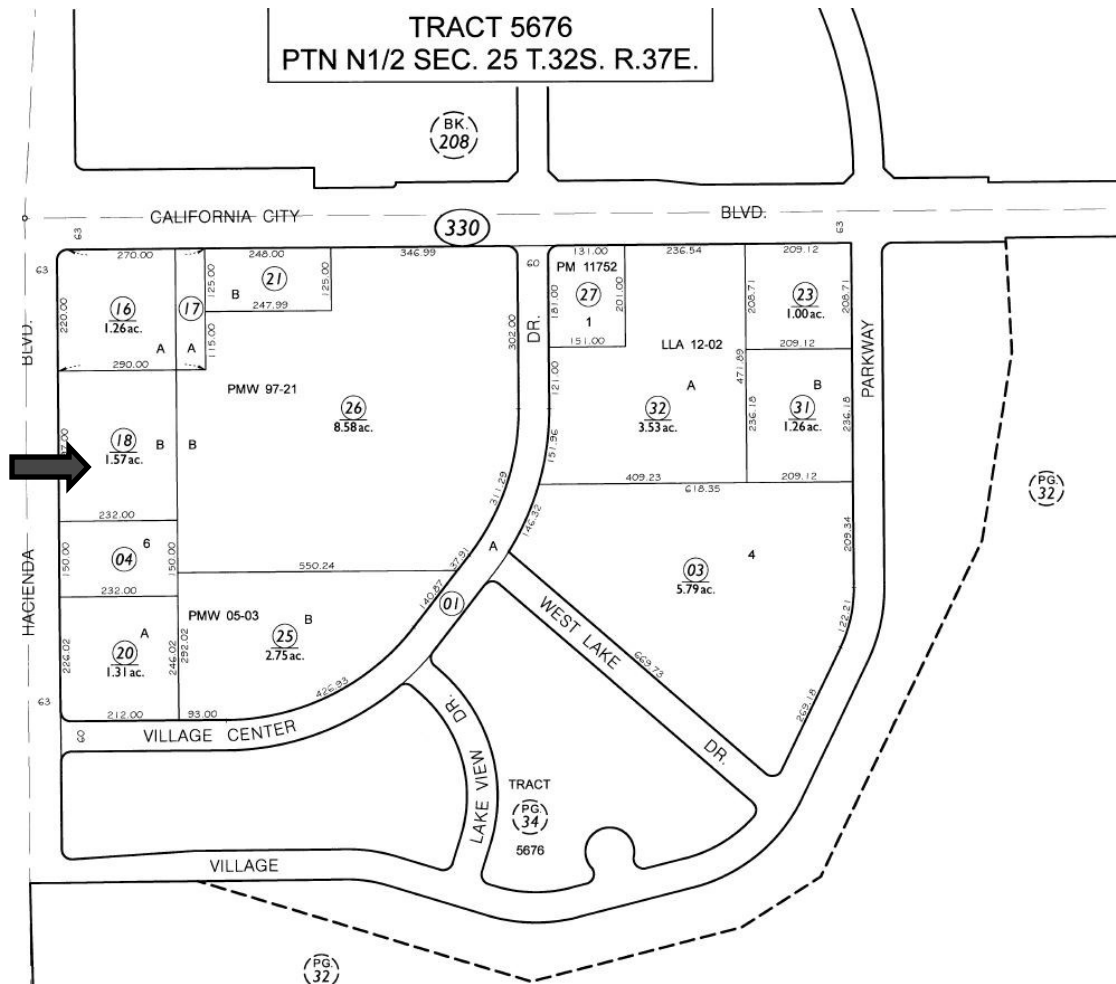


Environmental	
Have any environmental tests or assessments been performed on the property?	Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089
Notes:	
Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990. Disposition and Development Agreement, dated January 1993 with the Weissman Group. Lot Value based on price per acre value from local Real Estate Market estimates.	



City of California City Successor Agency Long Range Property Management Plan

<i>Property Information</i>	
Assessors Parcel Number (APN)	205-330-18
Address / Cross Street / Location Reference	Hacienda Blvd
Current Zoning	C5—Regional Commercial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	1.57 Acres
Approx. Current Value (\$100,000 per acre)	\$157,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (I.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

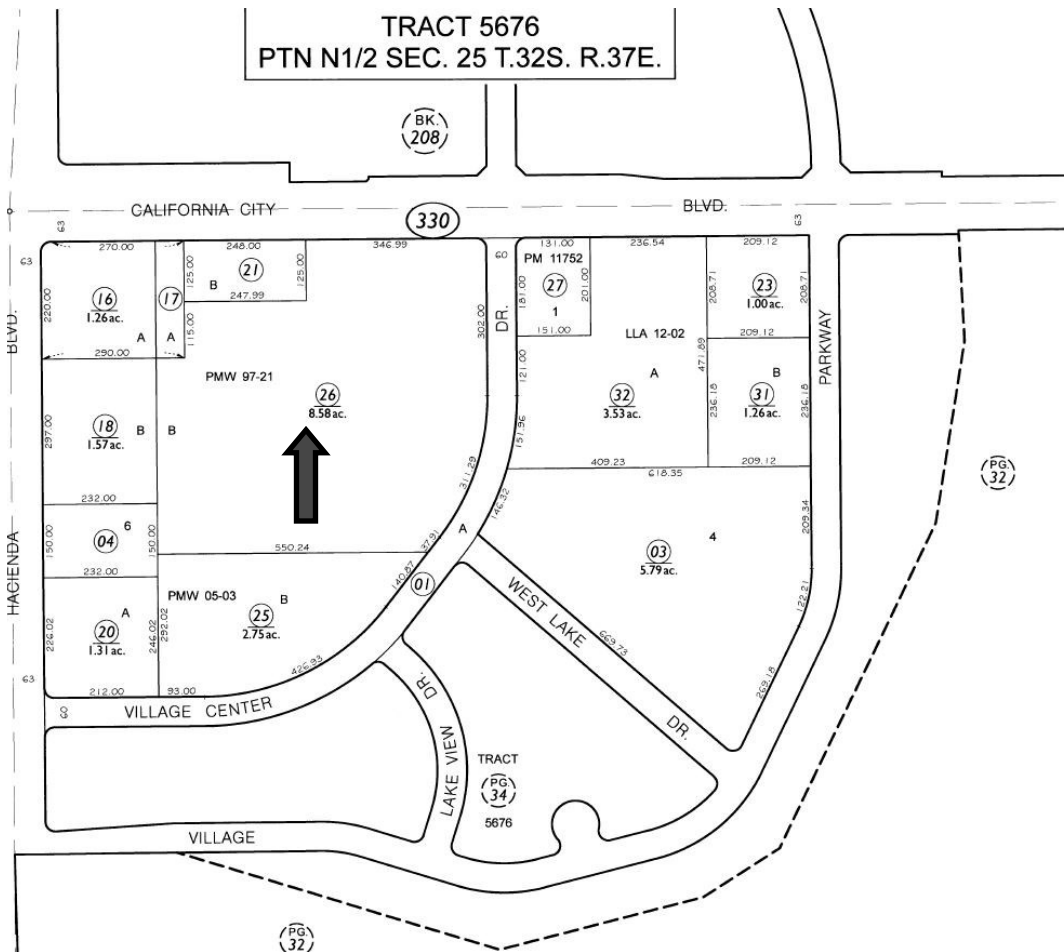


Environmental	
Have any environmental tests or assessments been performed on the property?	Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089
Notes:	
Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990. Disposition and Development Agreement, dated January 1993 with the Weissman Group. Lot Value based on price per acre value from local Real Estate Market estimates.	



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	205-330-26
Address / Cross Street / Location Reference	Hacienda Blvd
Current Zoning	C5—Regional Commercial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	8.58 Acres
Approx. Current Value (\$100,000 per acre)	\$858,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

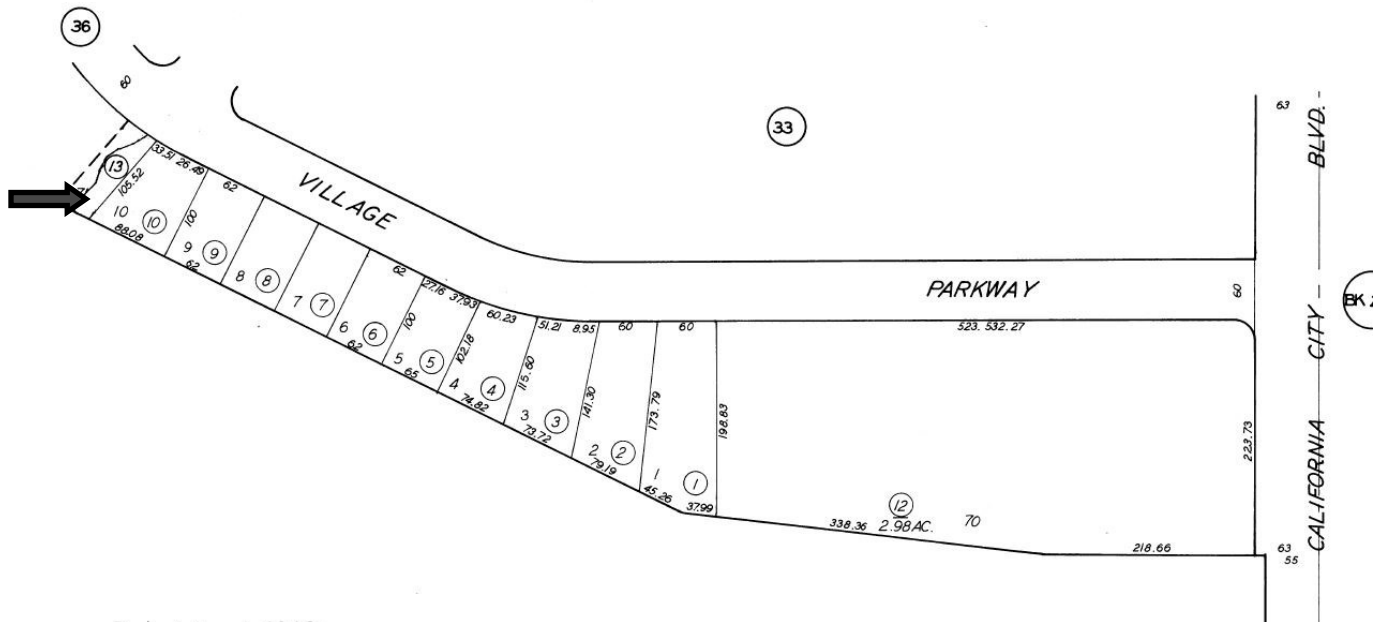
Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	205-350-13
Address / Cross Street / Location Reference	Village Parkway
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	0.05 Acres
Approx. Current Value	\$0
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

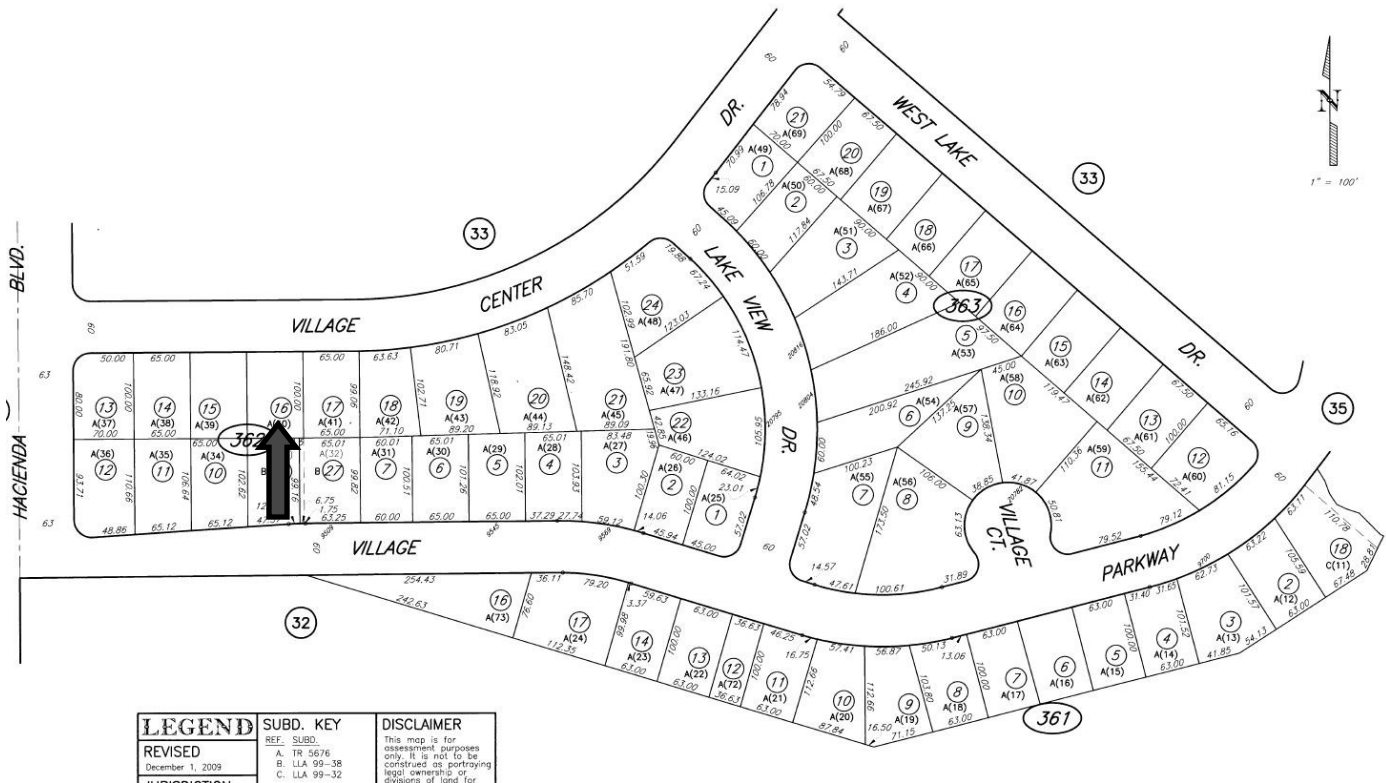
Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	205-361-16
Address / Cross Street / Location Reference	Village Center Drive
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	0.28 Acres
Approx. Current Value	\$8,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

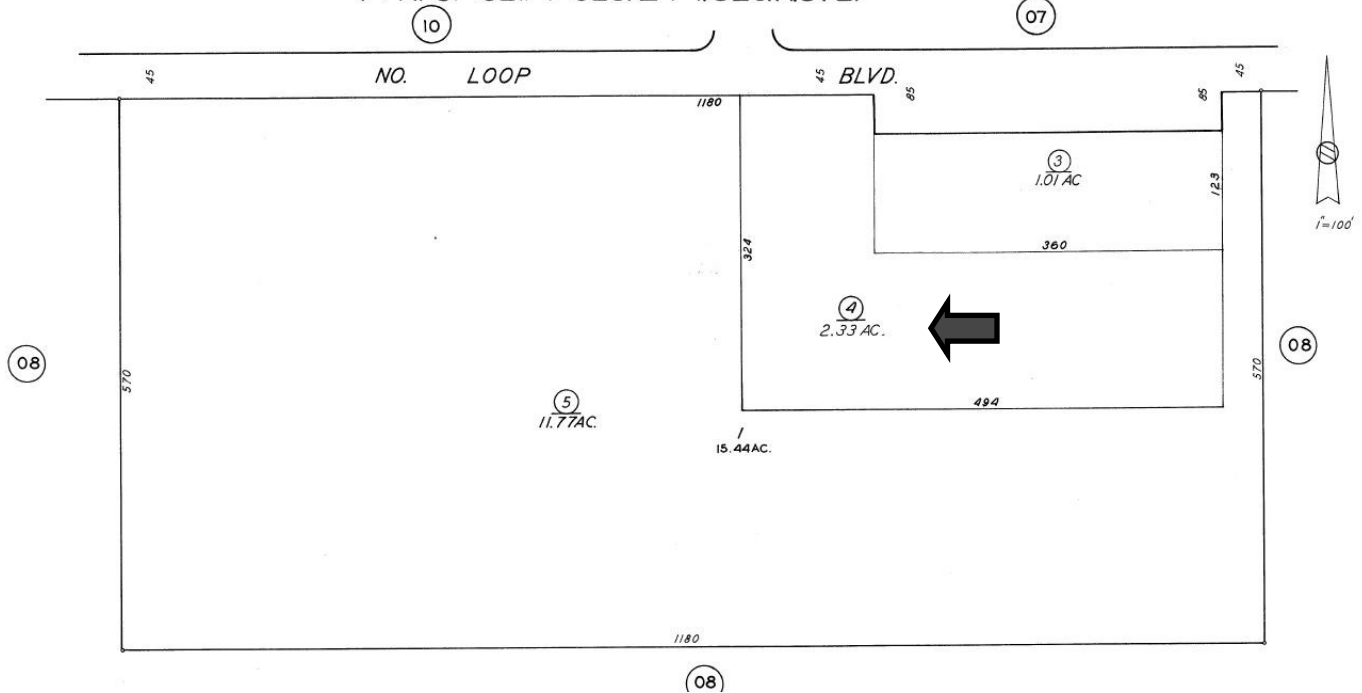
Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

roperty Information	
Assessors Parcel Number (APN)	208-340-04
Address / Cross Street / Location Reference	North Loop Blvd
Current Zoning	RM2—Multiple Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	2.33 Acres
Approx. Current Value (15,000 per acre)	\$34,950
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

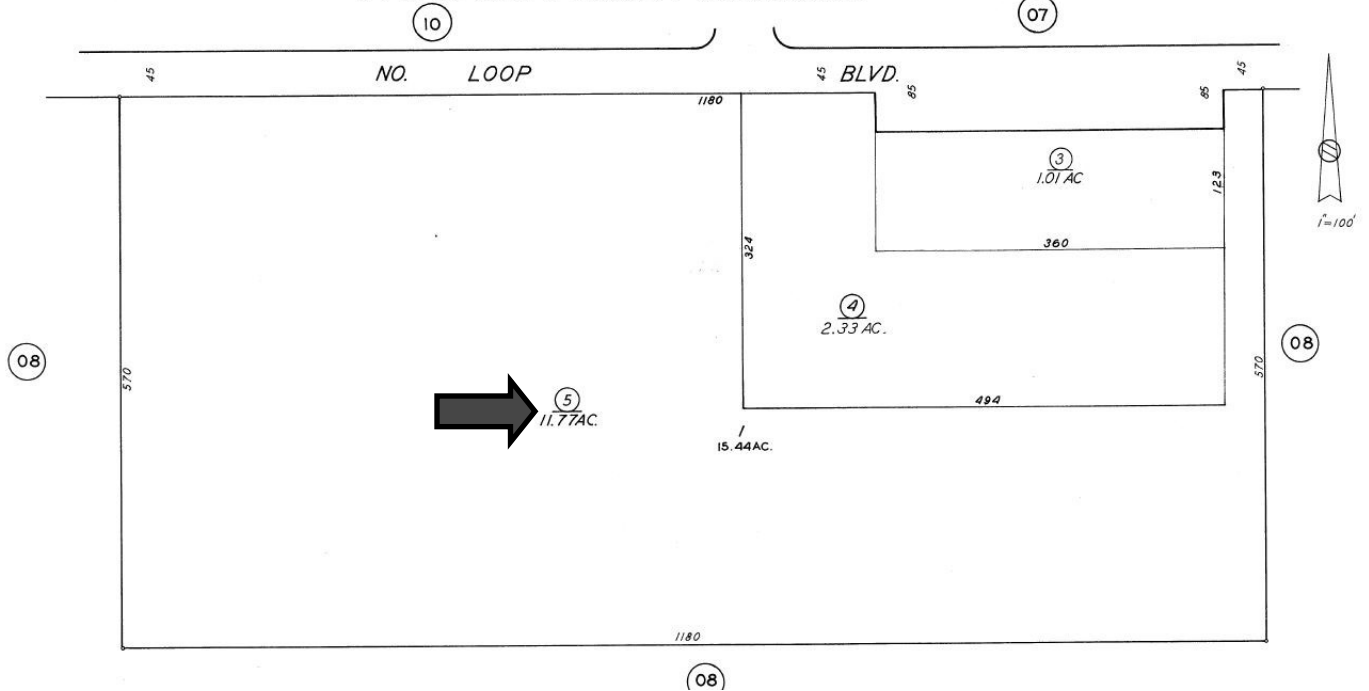
Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	208-340-05
Address / Cross Street / Location Reference	North Loop Blvd
Current Zoning	RM2—Multiple Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	11.77 Acres
Approx. Current Value (\$15,000 per acre)	\$176,500
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development for this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

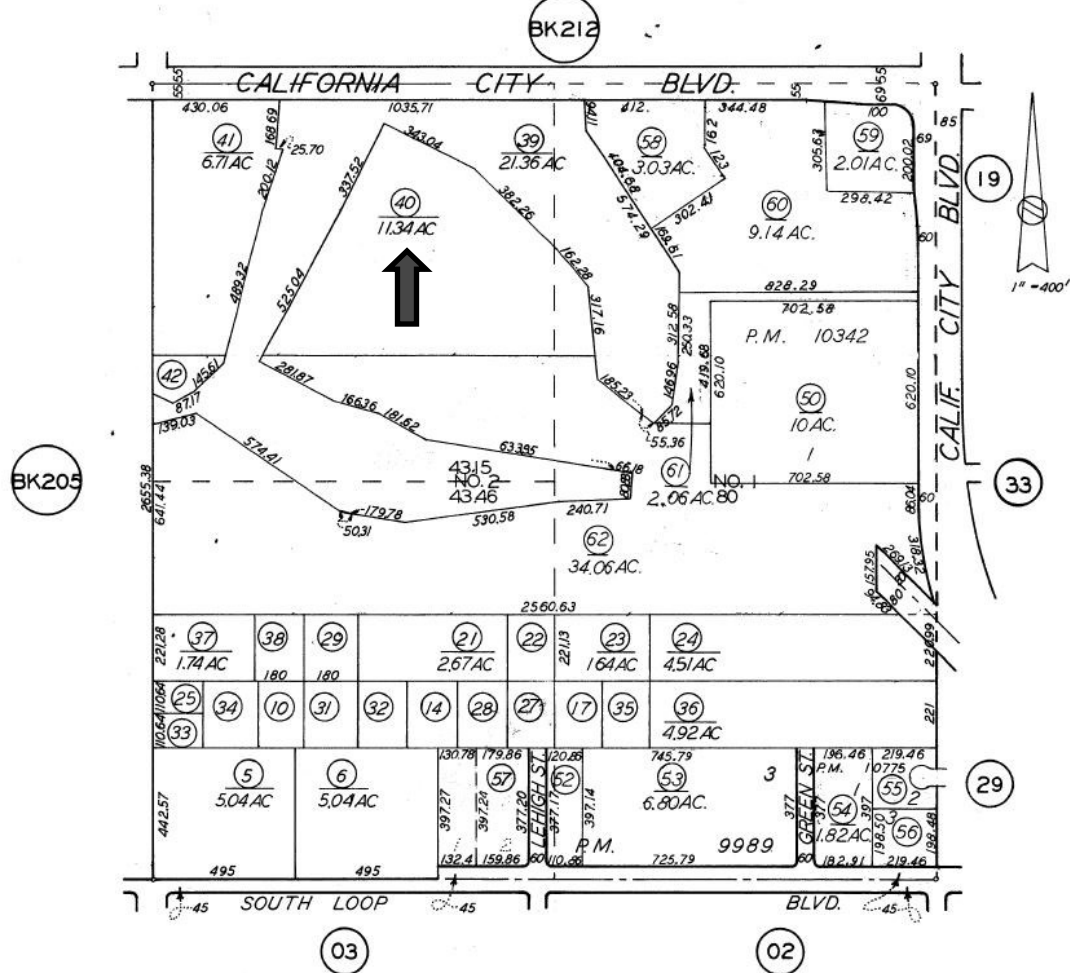
Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	210-160-40
Address / Cross Street / Location Reference	California City Blvd
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	11.34 Acres
Approx. Current Value (\$15,000 per acre)	\$170,100
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

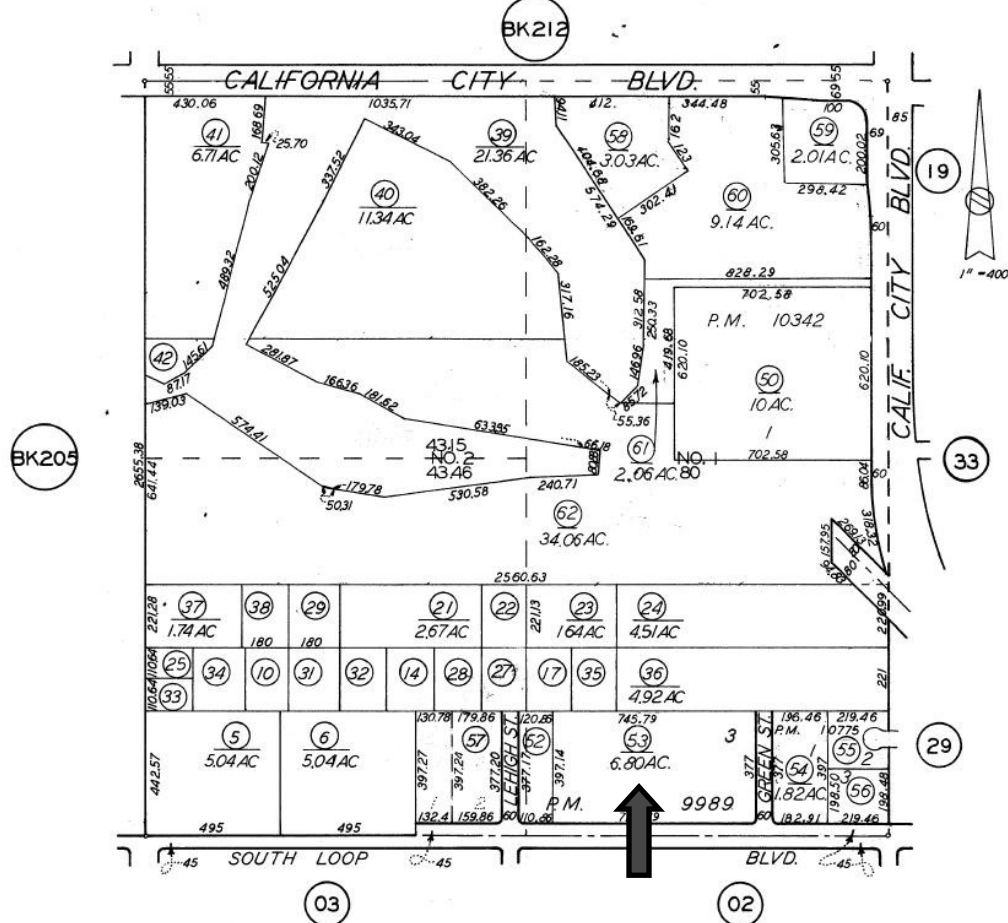
Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	210-160-53
Address / Cross Street / Location Reference	California City Blvd
Current Zoning	RM2—Multiple Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	6.8 Acres
Approx. Current Value (\$15,000 per acre)	\$102,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No plans or current development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

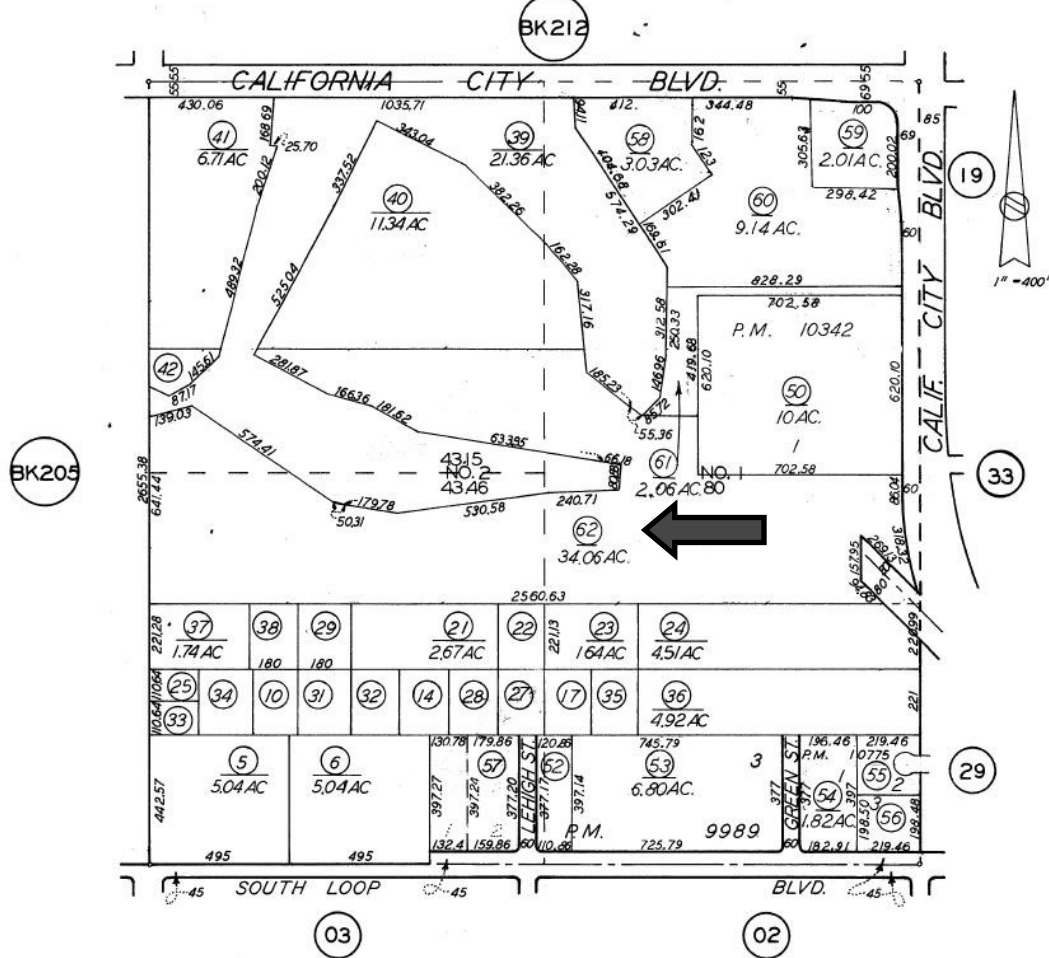
Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

<i>Property Information</i>	
Assessors Parcel Number (APN)	210-160-62
Address / Cross Street / Location Reference	California City Blvd
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	34.06 Acres
Approx. Current Value (\$15,000 per acre)	\$510,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (I.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plan or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	212-430-17
Address / Cross Street / Location Reference	Portion of Central Park
Current Zoning	C5—Regional Commercial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	0 Acres
Approx. Current Value	\$0
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

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Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	216-042-03
Address / Cross Street / Location Reference	Hawks Court
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	0.24 Acres
Approx. Current Value (\$10,000 per acre)	\$2,500
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:



City of California City Successor Agency Long Range Property Management Plan

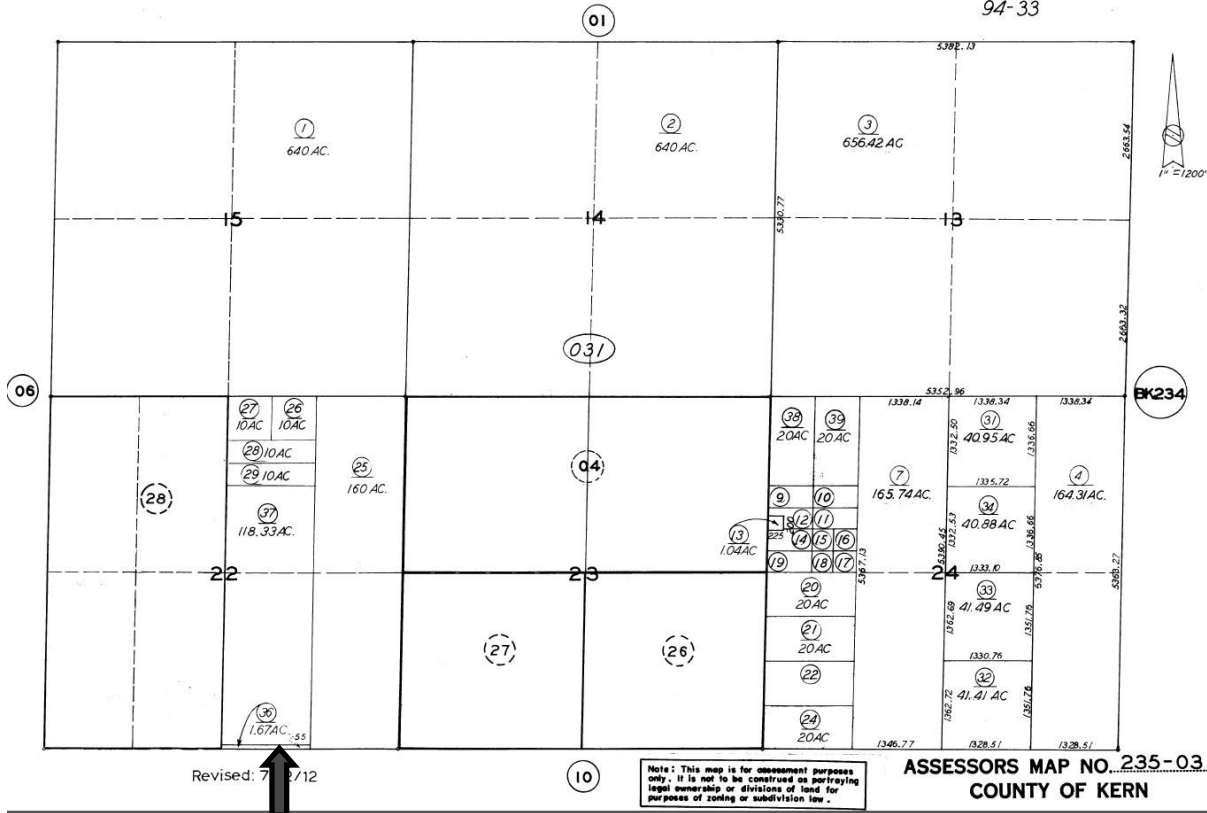
Property Information	
Assessors Parcel Number (APN)	235-031-36
Address / Cross Street / Location Reference	Hyundai Kia Road Easement
Current Zoning	O/RA Open Space Residential Agricultural
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	1.67 Acres
Approx. Current Value (\$1,200 per acre)	\$2,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

235-03

T.11 N. R.11 W.

SCHOOL DIST. 94-32
94-33

235-03



Environmental

Have any environmental tests or assessments been performed on the property?

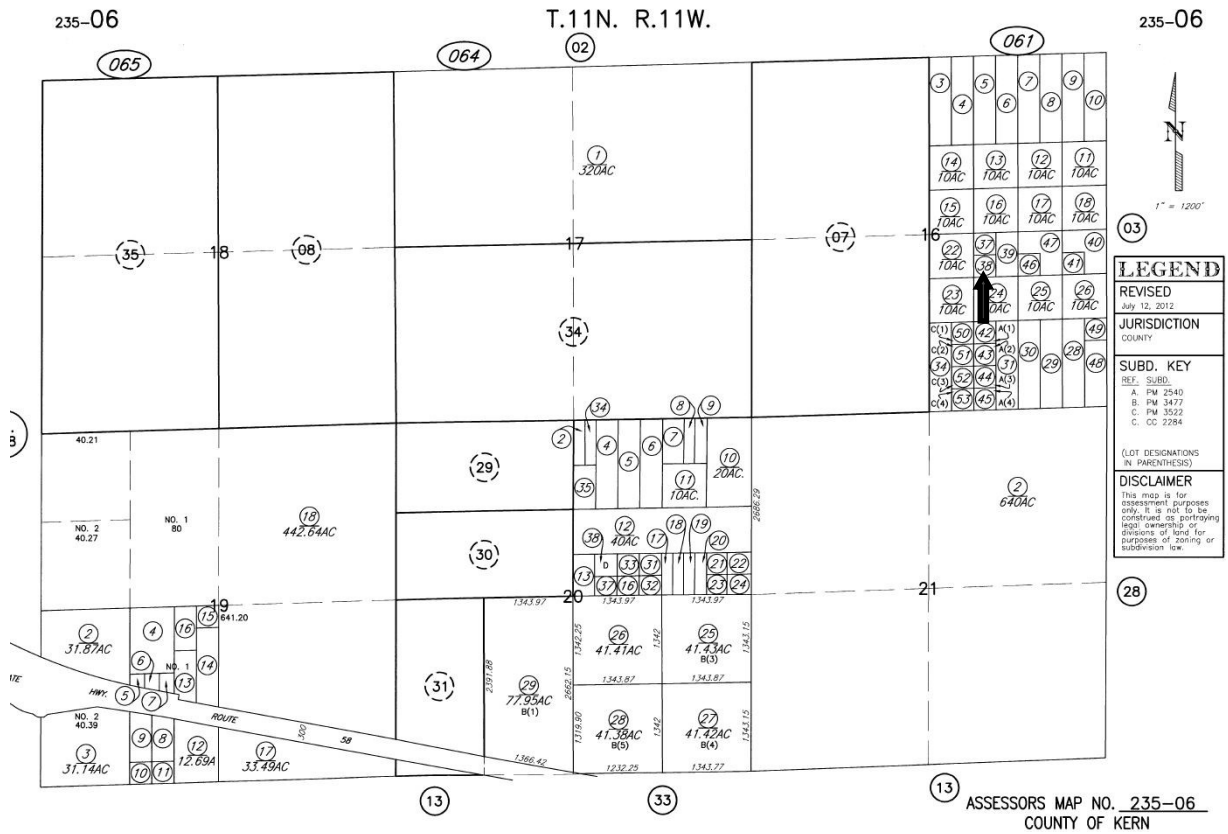
Full Environmental Impact report completed for the annexation/detachment of property into the Redevelopment Project Area on October 4, 2002, to accommodate the Hyundai Test Track Project. SCH#2002041025

Notes:



City of California City Successor Agency Long Range Property Management Plan

<i>Property Information</i>	
Assessors Parcel Number (APN)	235-031-38
Address / Cross Street / Location Reference	Hyundai Kia
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	2.5 Acres
Approx. Current Value (\$2,000 per acre)	\$5,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

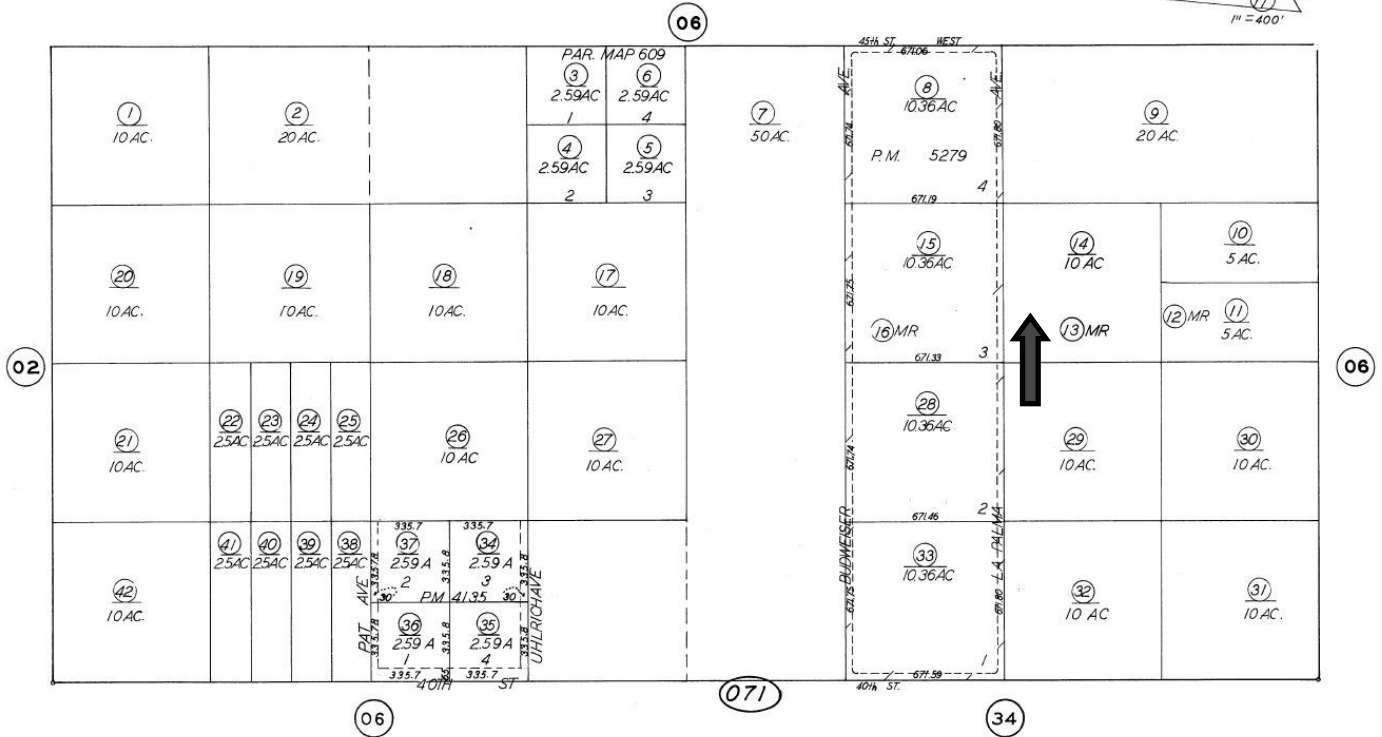
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Notes:



City of California City Successor Agency Long Range Property Management Plan

<i>Property Information</i>	
Assessors Parcel Number (APN)	235-031-14
Address / Cross Street / Location Reference	Hyundai Kia
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	10 Acres
Approx. Current Value (1,000 per acre)	\$10,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

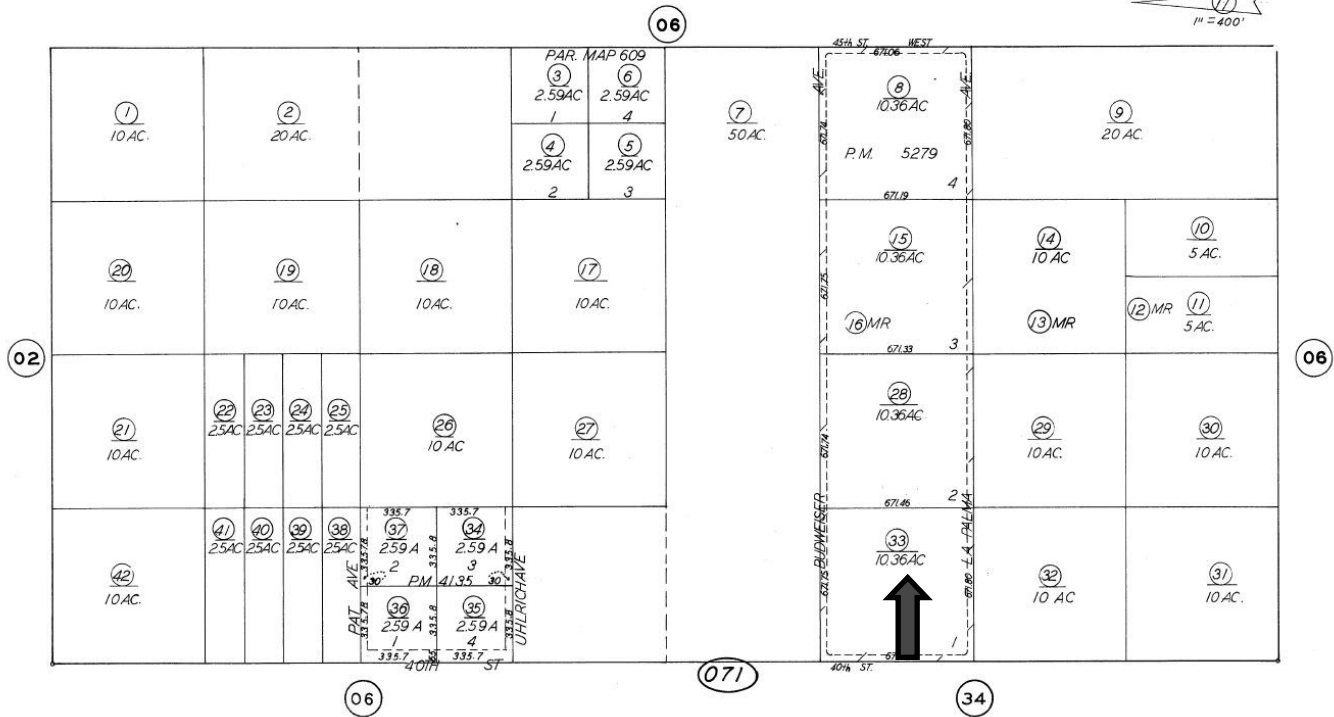
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Notes:



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	235-071-33
Address / Cross Street / Location Reference	Hyundai Kia
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	10.36 Acres
Approx. Current Value (1,000 per acre)	\$10,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (I.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

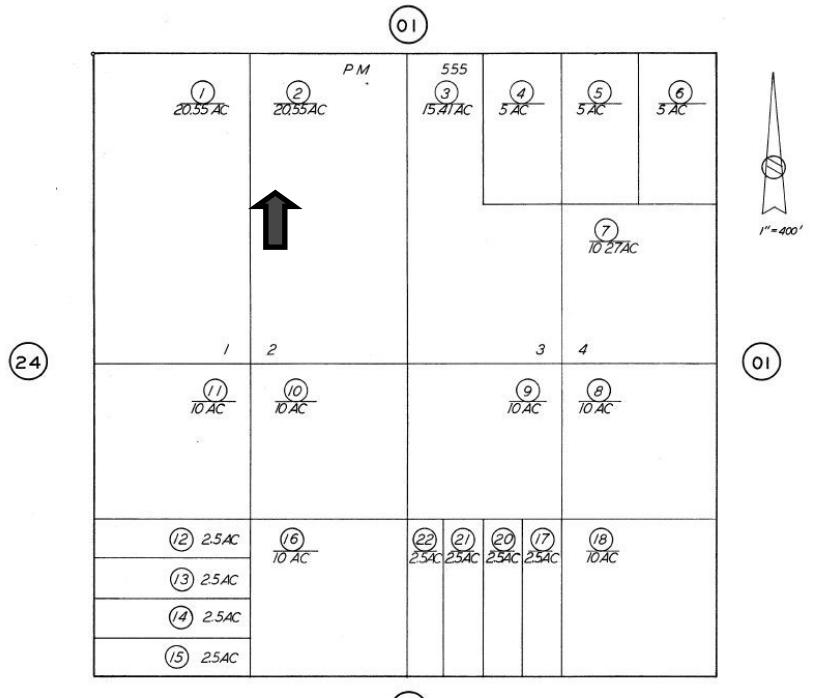
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Notes:



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	235-250-02
Address / Cross Street / Location Reference	Hyundai Kia
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	20.55 Acres
Approx. Current Value (\$800 per acre)	\$15,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

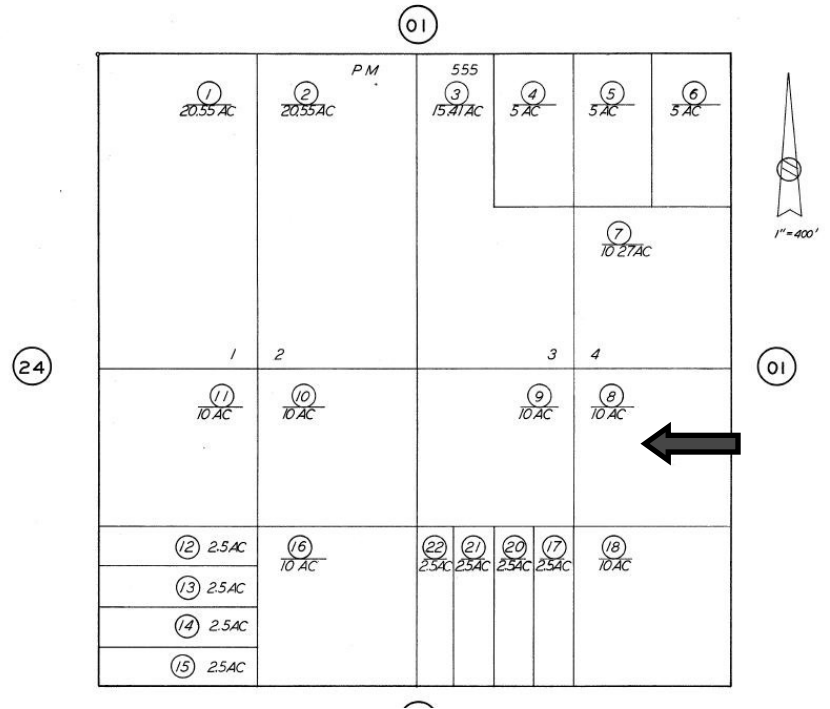
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Notes:



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	235-250-08
Address / Cross Street / Location Reference	Hyundai Kia
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	10 Acres
Approx. Current Value (\$1,000 per acre)	\$10,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

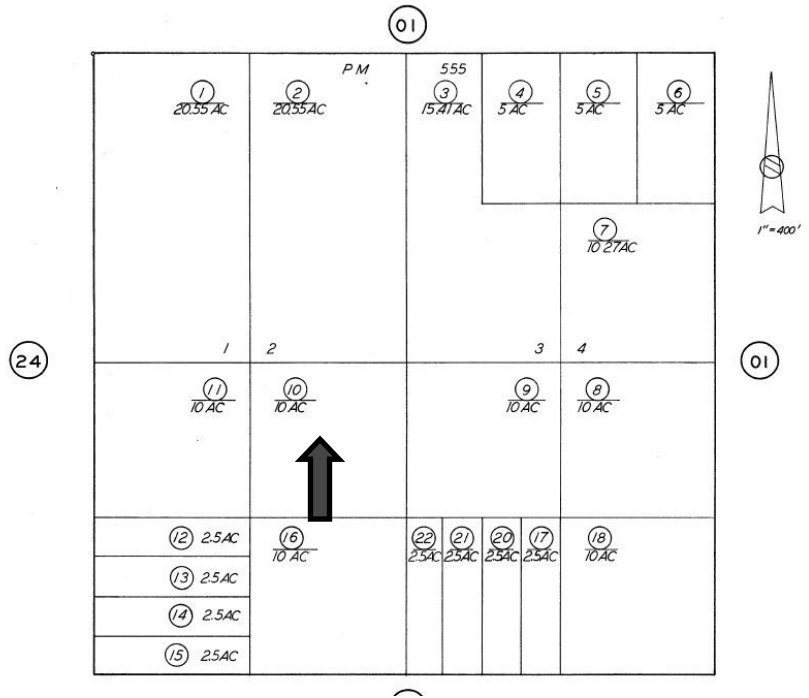


Environmental	
Have any environmental tests or assessments been performed on the property?	Full Environmental Impact report completed for the annexation/detachment of property into the Redevelopment Project Area on October 4, 2002, to accommodate the Hyundai Test Track Project. SCH#2002041025
Notes:	



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	235-250-10
Address / Cross Street / Location Reference	Hyundai Kia
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	10 Acres
Approx. Current Value (\$1,000 per acre)	\$10,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development for this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

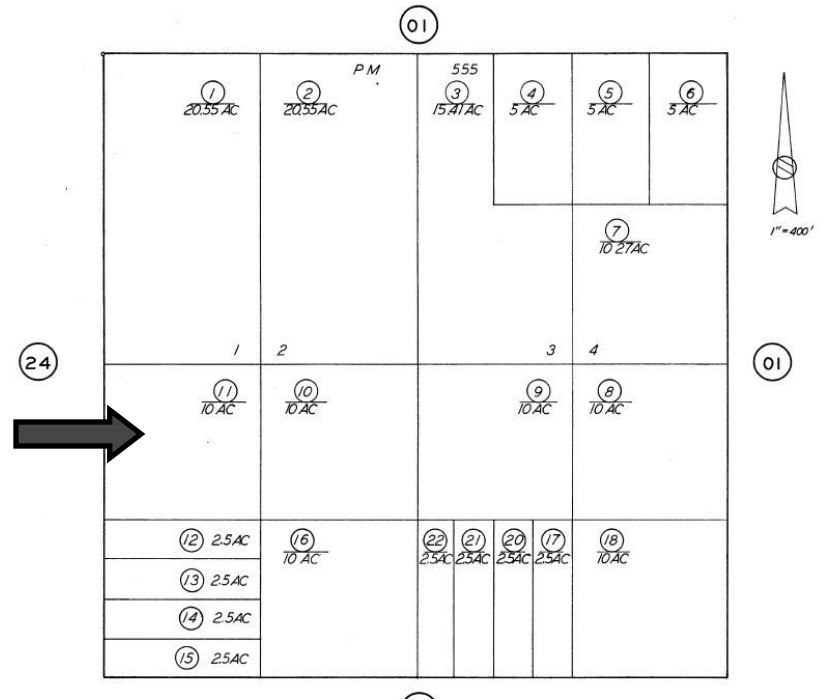
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Notes:



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	235-250-11
Address / Cross Street / Location Reference	Hyundai Kia
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	10 Acres
Approx. Current Value (\$1,00 per acre)	\$10,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (I.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the annexation/detachment of property into the Redevelopment Project Area on October 4, 2002, to accommodate the Hyundai Test Track Project. SCH#2002041025

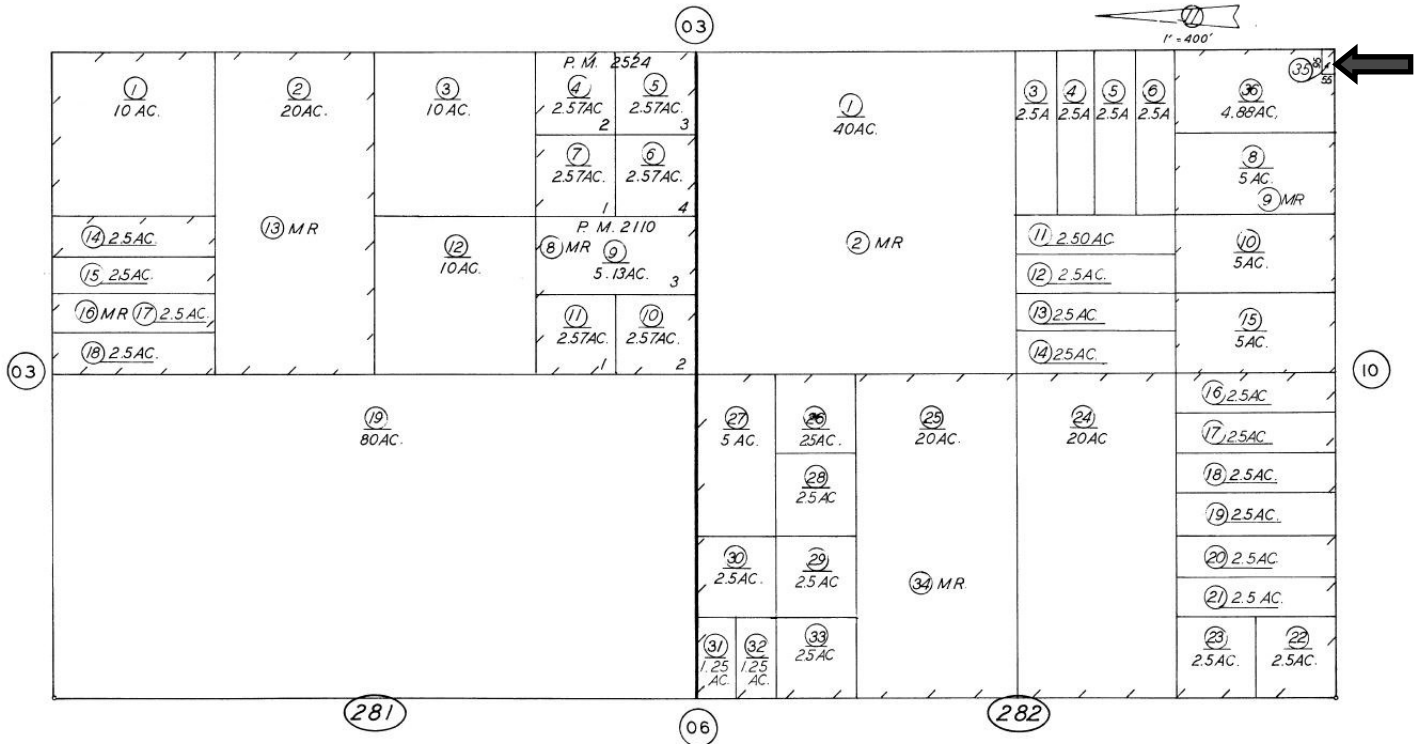
Notes:



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	235-282-35
Address / Cross Street / Location Reference	Hyundai Kia Road Easement
Current Zoning	O/RA Open Space/Residential Agricultural
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	0.12 Acres
Approx. Current Value (\$5,000 per acre)	\$500
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown—no plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

235-28



Environmental

Have any environmental tests or assessments been performed on the property?

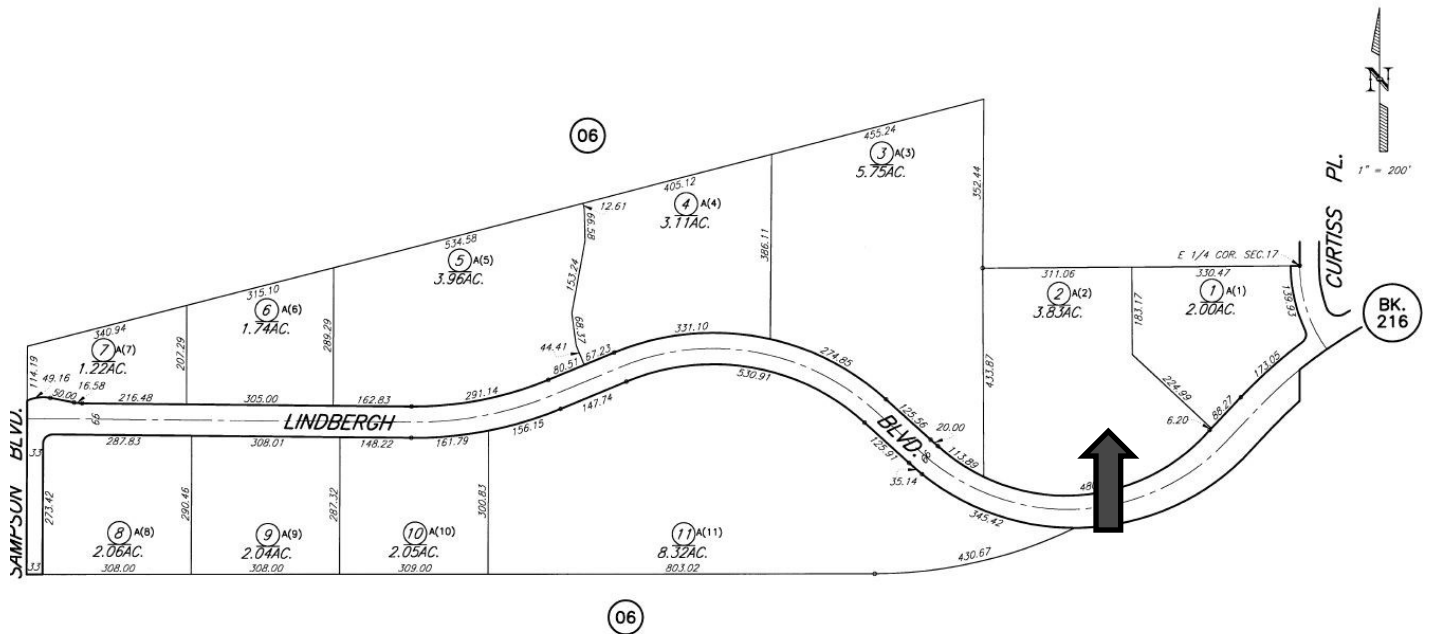
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SCH#2002041025

Notes:



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-510-02
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	City of California City
Date of Acquisition/Value	2005
Lot Size	3.83 Acres
Approx. Current Value	\$38,300
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.—no current plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

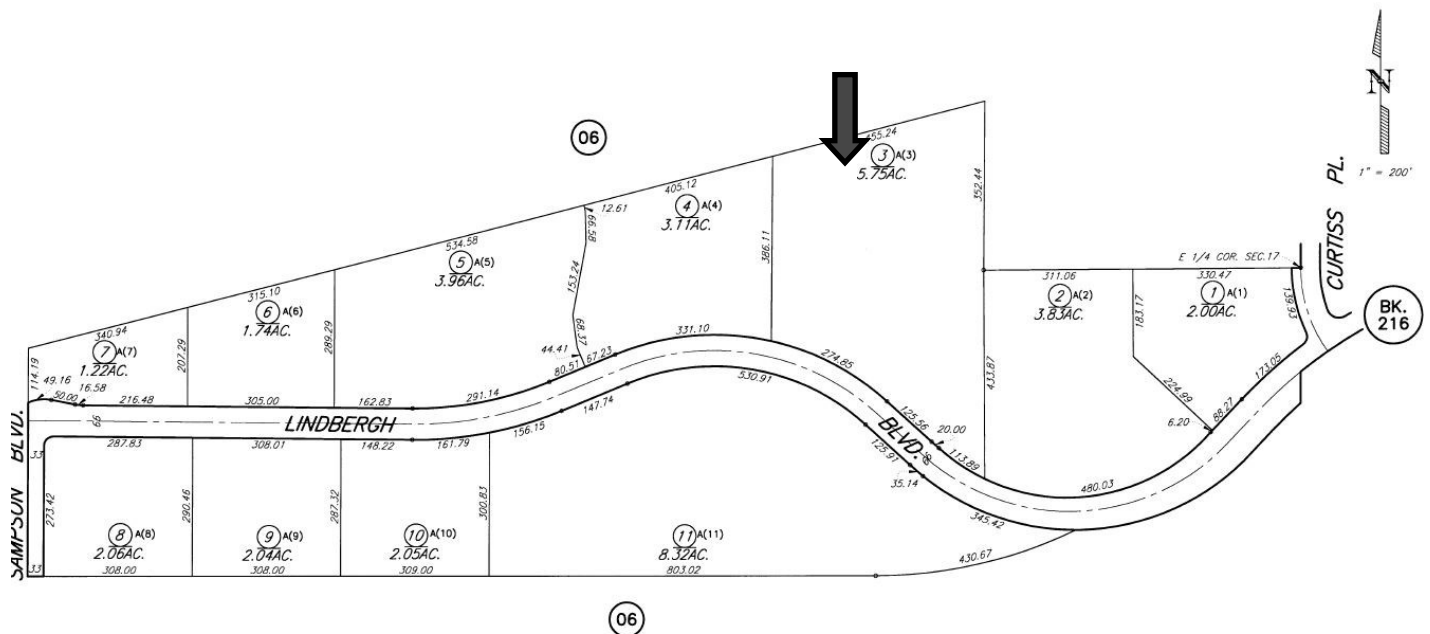
Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.

This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-510-03
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	5.75 Acres
Approx. Current Value	\$57,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. No plans or current development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

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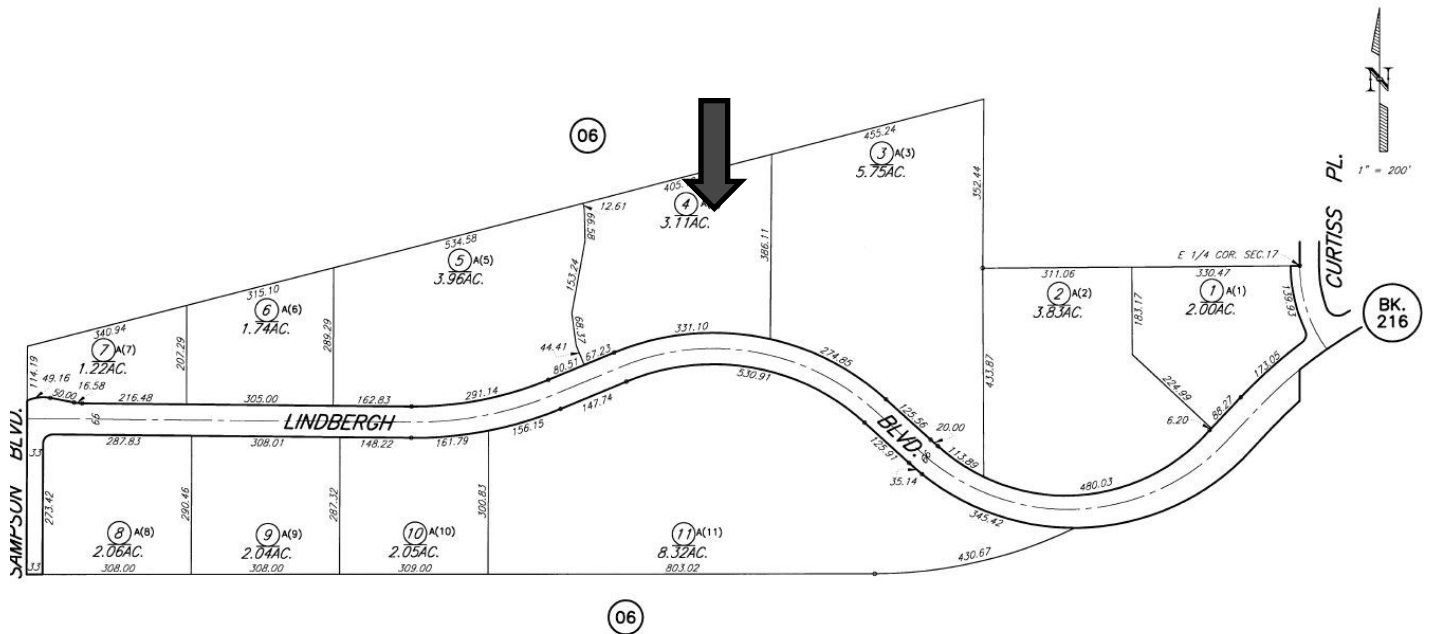
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This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-510-04
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	3.11 Acres
Approx. Current Value	\$31,100
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

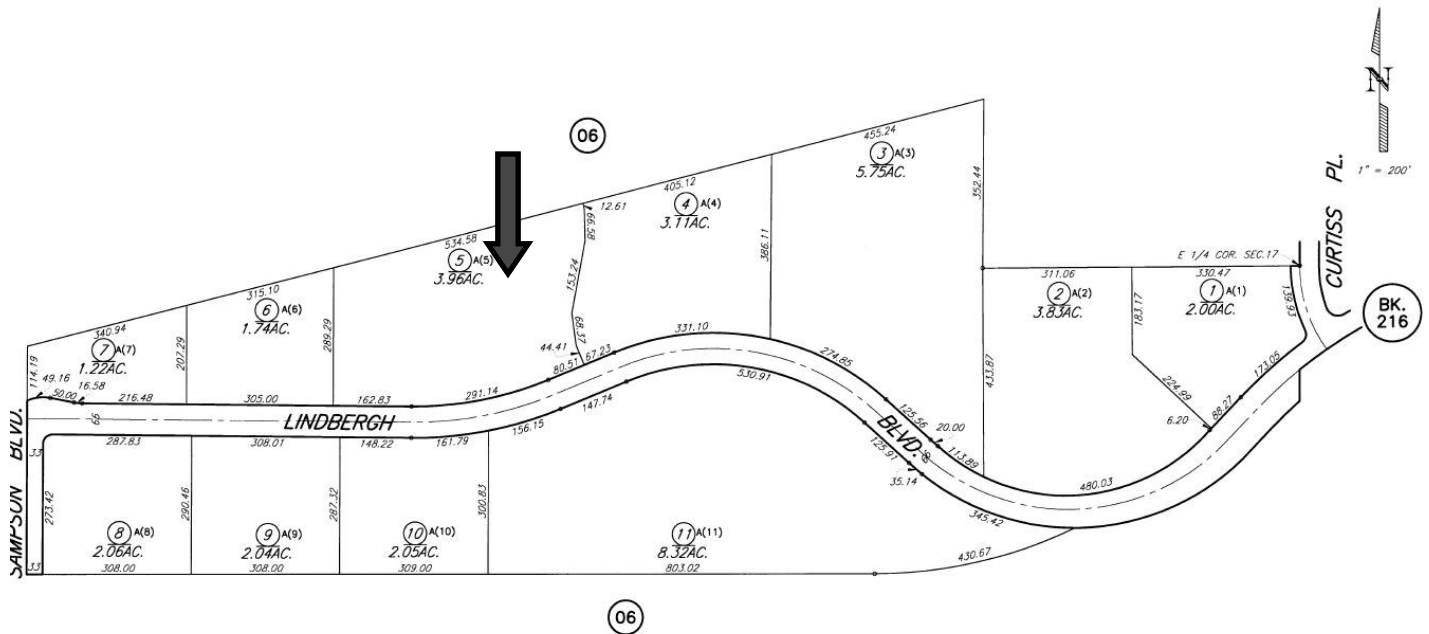
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This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-510-05
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	3.96 Acres
Approx. Current Value	\$39,600
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

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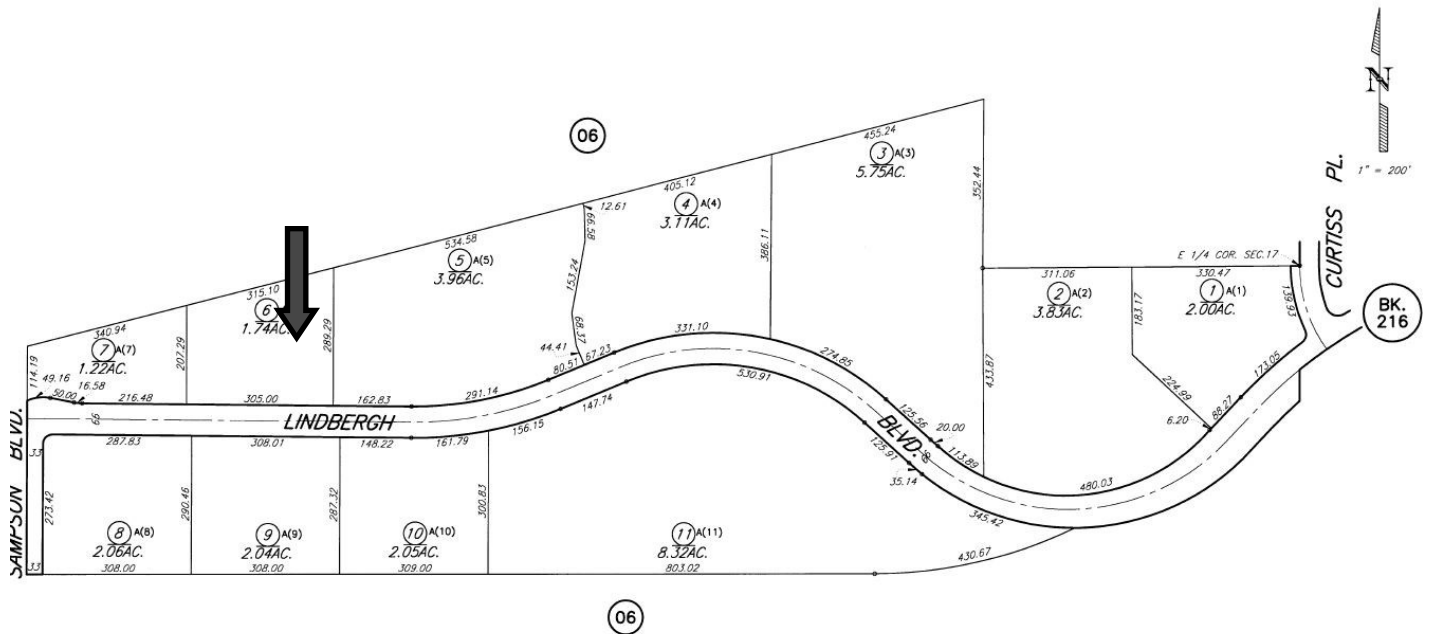
Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.

This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-510-06
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	1.74 Acres
Approx. Current Value	\$17,400
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

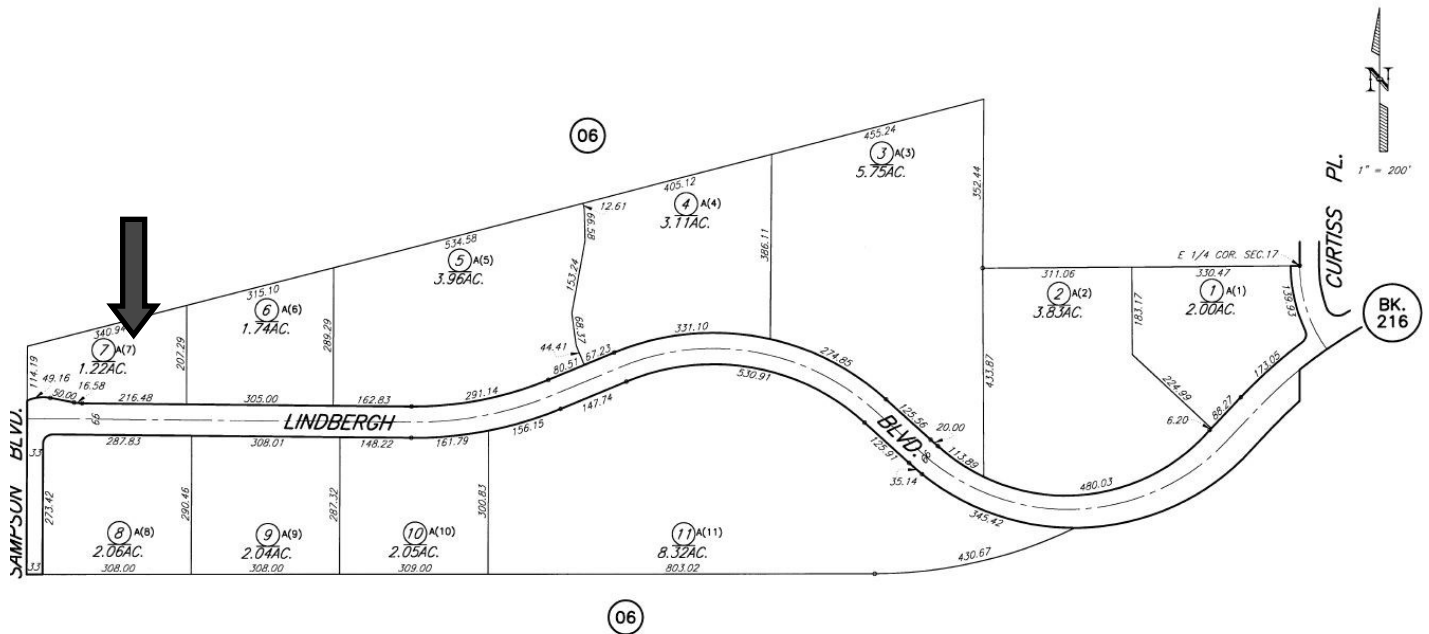
Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.

This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-510-07
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	1.22 Acres
Approx. Current Value	\$12,200
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

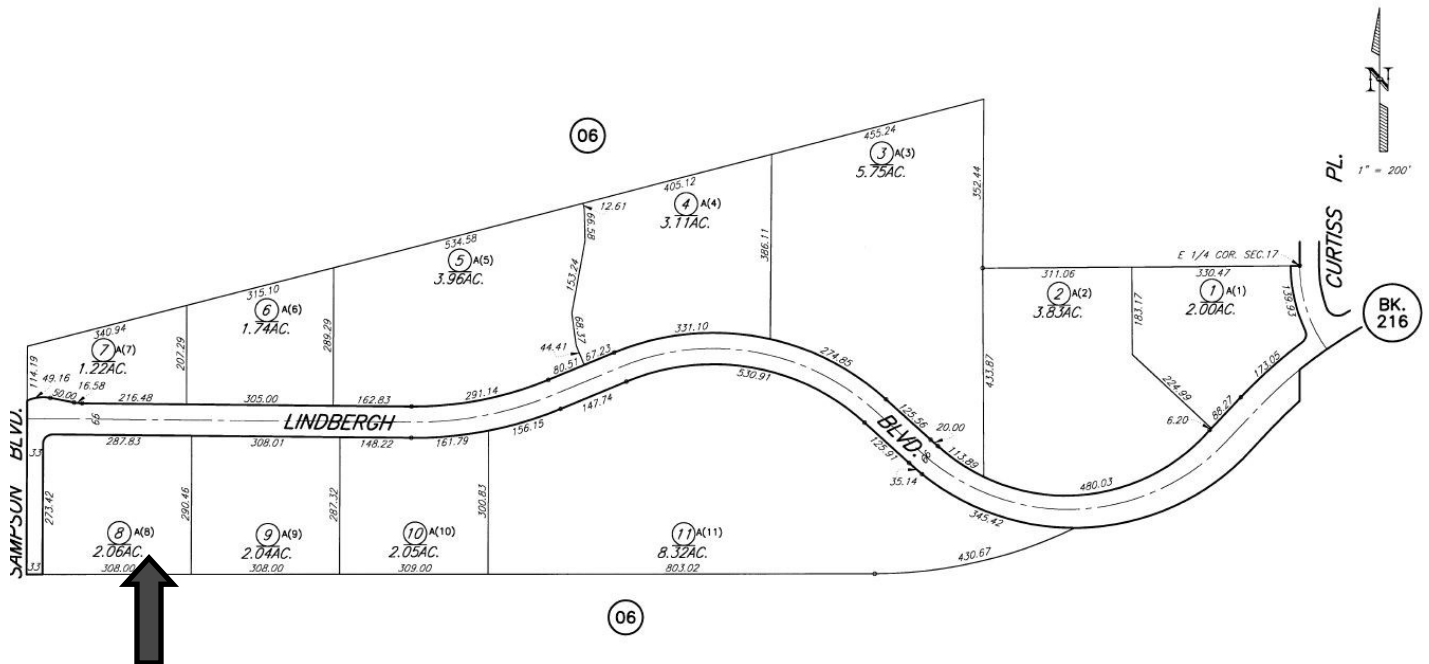
Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.

This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.



City of California City Successor Agency Long Range Property Management Plan

<i>Property Information</i>	
Assessors Parcel Number (APN)	302-510-08
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	2.06 Acres
Approx. Current Value	\$20,600
<i>Agency Review</i>	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
<i>Previous Plans/Development Proposals for Property</i>	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

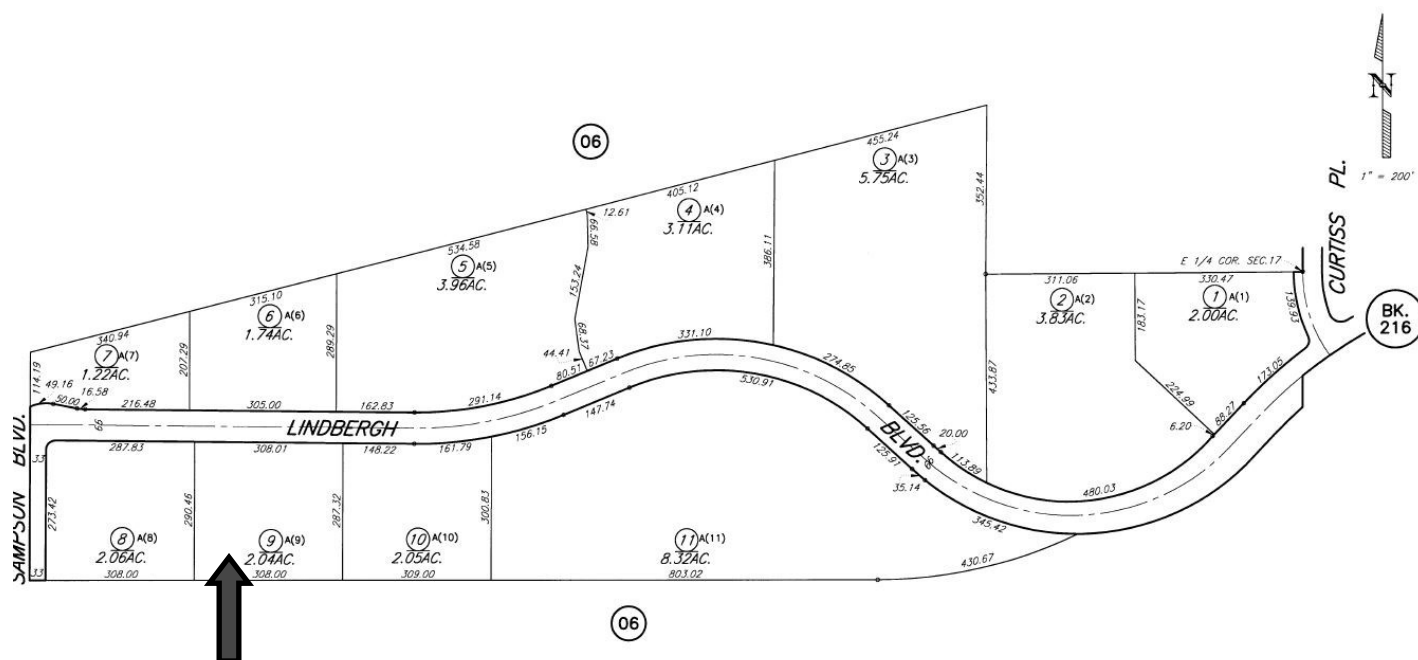
Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.

This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-510-09
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	2.04 Acres
Approx. Current Value	\$20,400
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

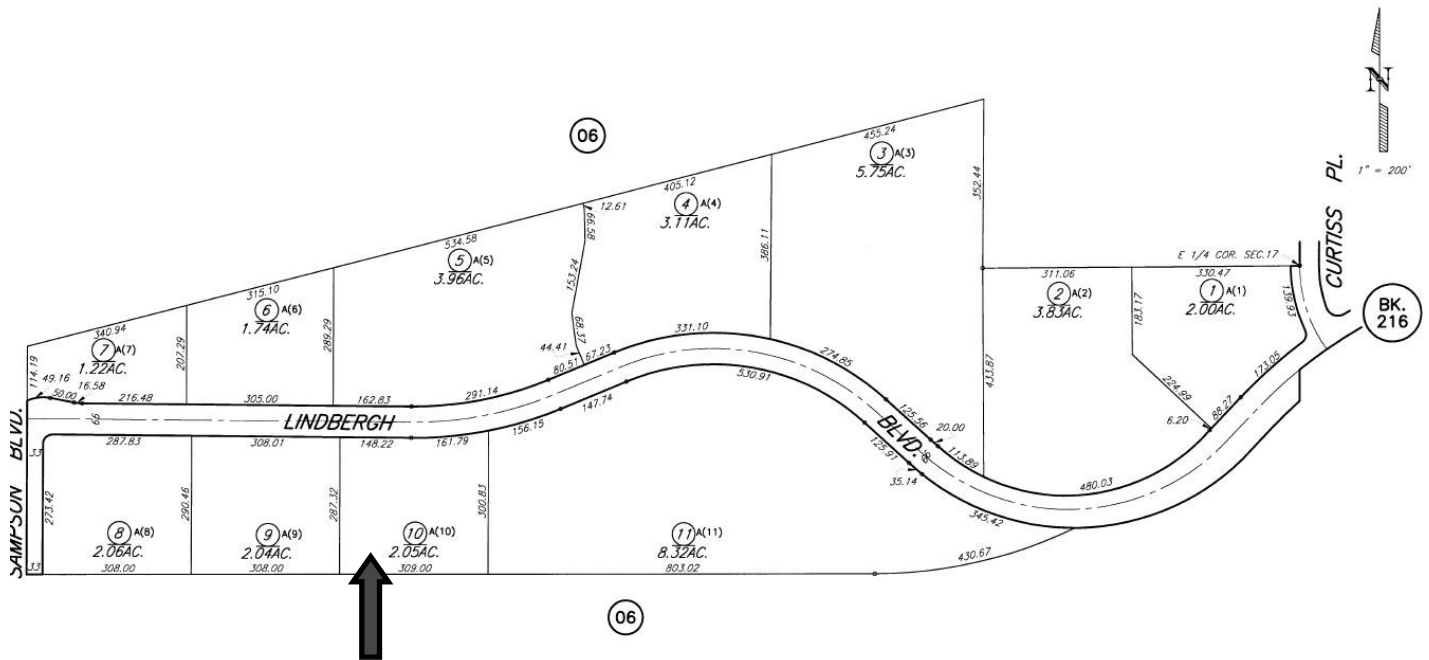


Environmental	
Have any environmental tests or assessments been performed on the property?	Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.
Notes:	
Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.	
This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.	



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-510-10
Address / Cross Street / Location Reference	Lindbergh Blvd
Current Zoning	M1—Light Industrial
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	2.05 Acres
Approx. Current Value	\$20,500
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

Property acquired from the City in 2005 to be included in Airport Industrial Building Opportunities, "Airport Industrial Park". The plan was to develop the lots with industry related business in line with the Redevelopment Plan.

This property is also a part of the Airport Master Plan. EIR completed 1977 SCH#76112293. The plan was updated in 1994.



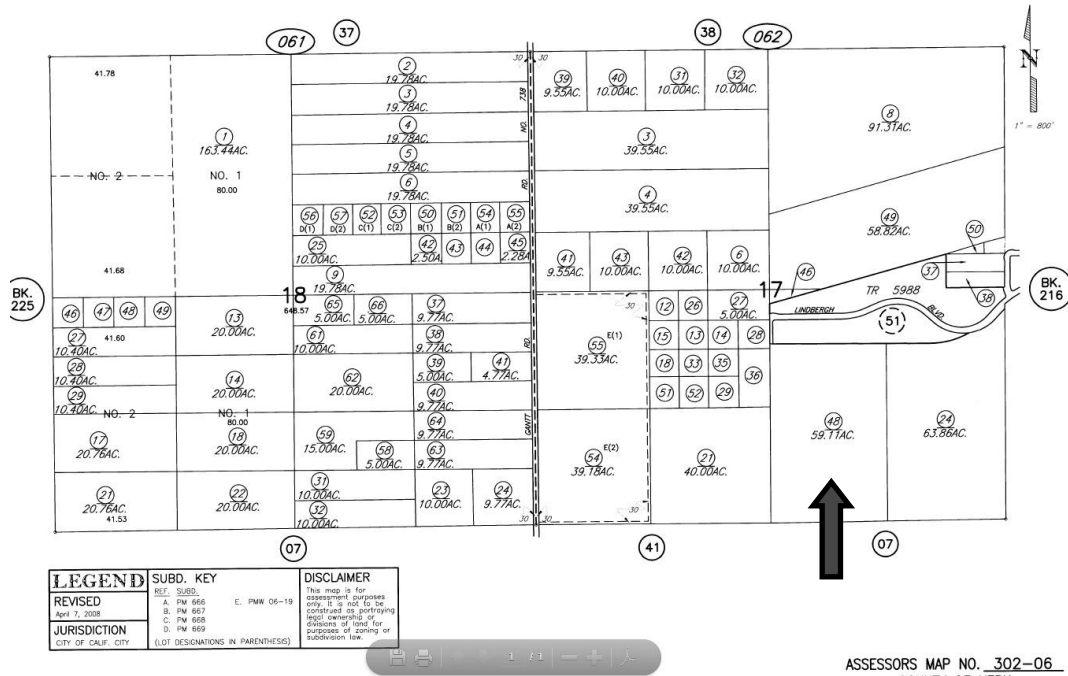
City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	302-062-48
Address / Cross Street / Location Reference	None
Current Zoning	M1—Light Industrial
Previous Seller	Van Pray
Date of Acquisition/Value	November 2007
Lot Size	59.11 Acres
Approx. Current Value	\$177,330
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Acquired in November 2007 from Van Pray (private individual) to improve the "Airport Industrial" development and encourage Airport Industry Operations. This parcel is one of four acquired for a total of approx. 152 acres. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

302-06

T.32S. R.37E.

302-06



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

Property acquired from private party—four parcels approx. 152 acres was purchased by the Redevelopment Agency in November 2007 in the amount of \$4,000,000. Fifteen year note, monthly payments in the amount of approx. \$25,000 per month—varies every six months using set rate and libor rate as set forth in the purchase agreement.



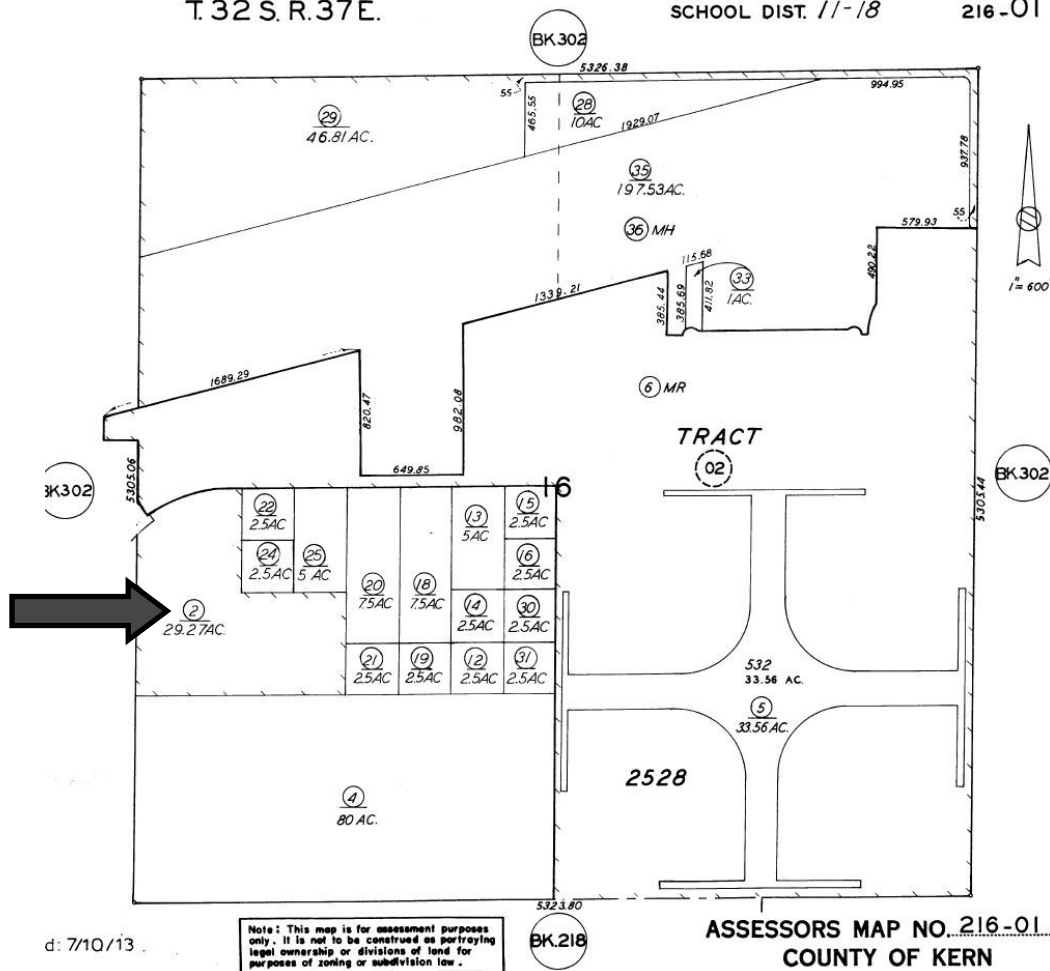
City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	216-010-02
Address / Cross Street / Location Reference	None
Current Zoning	M1—Light Industrial
Previous Seller	Van Pray
Date of Acquisition/Value	November 2007
Lot Size	29.27 Acres
Approx. Current Value	\$117,080
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Acquired in November 2007 from Van Pray (private individual) to improve the "Airport Industrial" development and encourage Airport Industry Operations. This parcel is one of four acquired for a total of approx. 152 acres. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-

T.32 S. R.37E.

SCHOOL DIST. 11-18

216-01



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

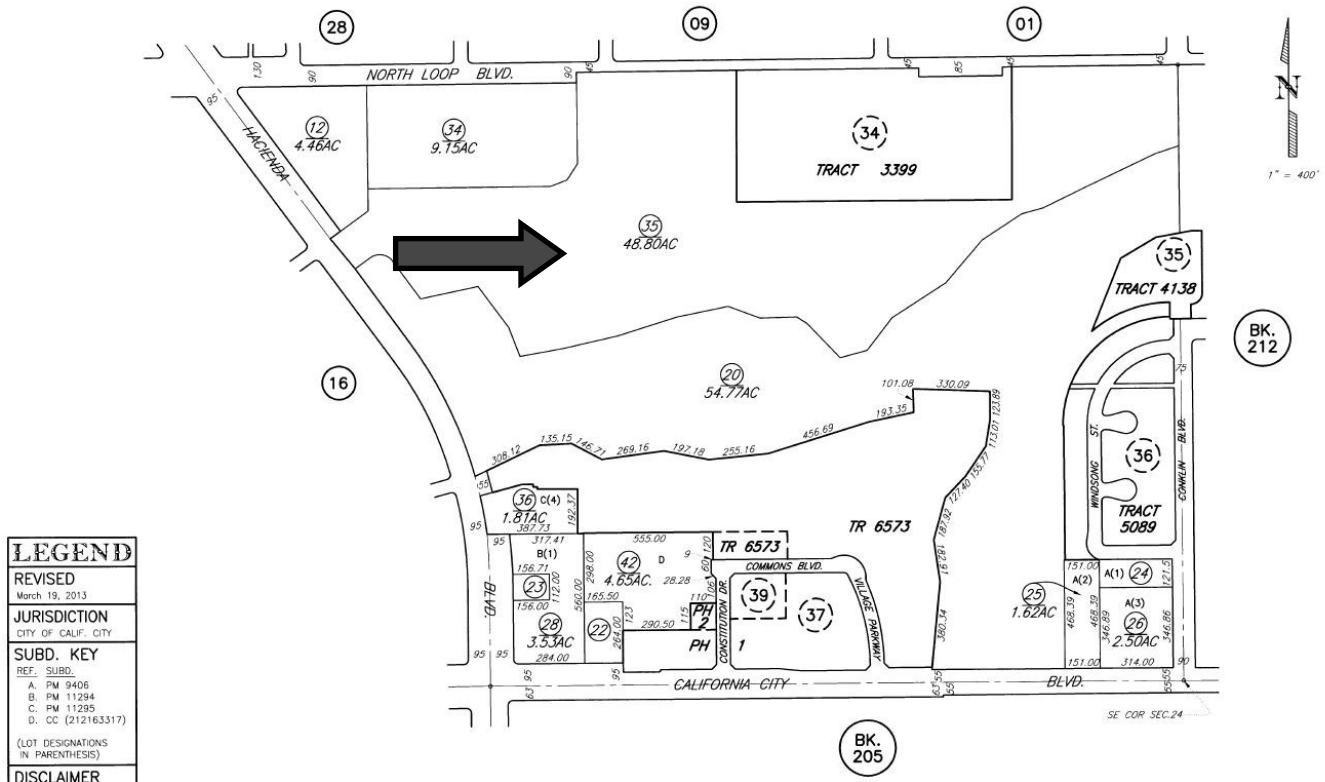
Notes:

Property acquired from private party—four parcels approx. 152 acres was purchased by the Redevelopment Agency in November 2007 in the amount of \$4,000,000. Fifteen year note, monthly payments in the amount of approx. \$25,000 per month—varies every six months using set rate and libor rate as set forth in the purchase agreement.



City of California City Successor Agency Long Range Property Management Plan

<i>Property Information</i>	
Assessors Parcel Number (APN)	208-080-35
Address / Cross Street / Location Reference	None
Current Zoning	R1—Single Family Residential
Previous Seller	Unknown
Date of Acquisition/Value	1990
Lot Size	48.80 Acres
Approx. Current Value	\$244,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Property purchased for DDA with Weisman Development Group for a "Master Planned Community" The Villages Specific Plan. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918. Supplemental Environmental Impact Report completed in 1993 for the "Villages Specific Plan" SCH#92072089

Notes:

Portion of property purchased for Development "Villages Specific Plan" Complete purchase price for all parcels contained in the plan was \$4,870,428. Funds in the amount of \$4,500,000, obtained via a loan from the Subdivision Development Improvement Fund (SDI). Agreement between the California City Redevelopment Agency and the Subdivision Development Improvement, dated March 14, 1990.

Disposition and Development Agreement, dated January 1993 with the Weissman Group.

Lot Value based on price per acre value from local Real Estate Market estimates.



City of California City Successor Agency Long Range Property Management Plan

Property Information	
Assessors Parcel Number (APN)	235-101-50
Address / Cross Street / Location Reference	None
Current Zoning	O/RA Open Space Residential Agricultural
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	9.24 Acres
Approx. Current Value	\$15,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be applied to en-



City of California City Successor Agency Long Range Property Management Plan

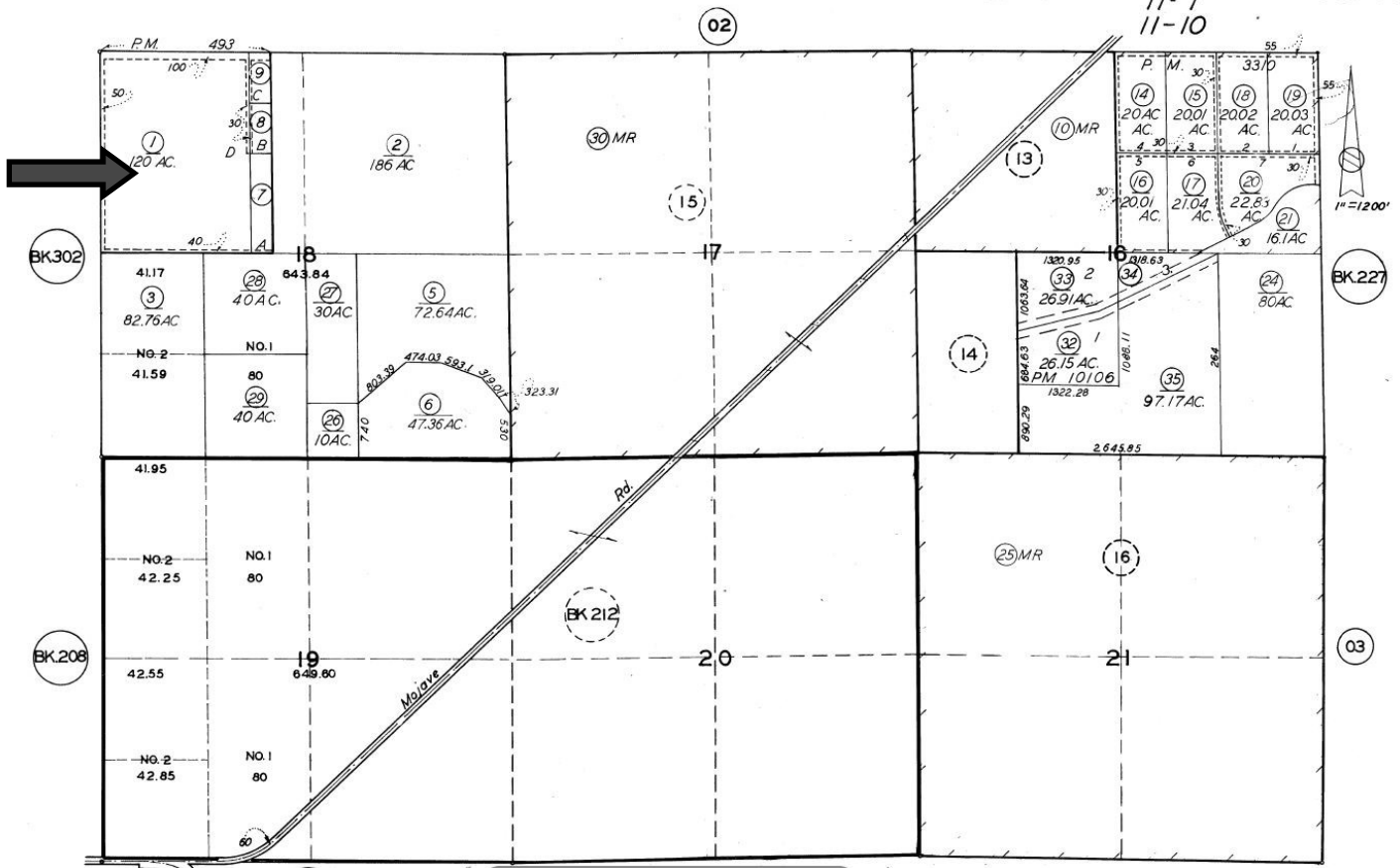
Property Information	
Assessors Parcel Number (APN)	350-040-01
Address / Cross Street / Location Reference	None
Current Zoning	O/RA—Open Space Residential Agricultural
Previous Seller	Unknown
Date of Acquisition/Value	Unknown
Lot Size	120 Acres
Approx. Current Value	\$60,000
Agency Review	
Is Agency receiving lease or rental income for private use of property?	No
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If yes, describe essential contract provisions (i.e., renter, lease, term, rental calculations, restrictions, obligations etc.	N/A
Previous Plans/Development Proposals for Property	
Property Acquired for what purpose?	Unknown. No plans or development on this property.
Potential for transit-orientated development and advancement of the planning objectives of the successor agency?	No
Use or disposition of the property	Sale of Property—proceeds to be used for enforceable obligations.

350-04

T.32 S. R.38 E.

SCHOOL DIST. 94-32
11-1
11-10

350-04



Environmental

Have any environmental tests or assessments been performed on the property?

Full Environmental Impact report completed for the adoption of the Redevelopment Project Area Plan, 1987. SCH# 87110918.

Notes:

Successor Agency: California City
County: Kern

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning
1	Other	Governmental Use	City Operational Animal Shelter - to be transferred to the City for continued Governmental use.	1993	unknown	20,000	Market	Oct 9, 2015	TBD	TBD	Animal Control Facility	5000 Lindbergh	302-510-01	2ac	M1-Light Industrial
2	Other	Sale of Property	Current Lease on property. Upon sale of property - revenue to be used to fulfill enforceable obligations.	2007	1,500,000.00	2,100,000.00	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	5999 Curtis Place	216-170-01	1ac	M1-Light Industrial
3	Vacant Lot/Land	Sale of Property	Current Lease on property. Upon sale of property - revenue to be used to fulfill enforceable obligations.	2007	0.00	1,830.00	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-062-50		M1-Light Industrial
4	Vacant Lot/Land	Sale of Property	Current Lease on property. Upon sale of property - revenue to be used to fulfill enforceable obligations.	2007	1,057,285.00	191,580.00	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-062-24	63.86ac	M1-Light Industrial
5	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	108,200	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	205-320-18	5.41ac	R1 - Single Family Residential
6	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	171,600	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	205-320-19	8.58ac	R1 - Single Family Residential
7	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	339,700	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	205-320-24	33.97ac	R1 - Single Family Residential
8	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	72,375	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	205-330-03	5.79ac	RM2 - Multiple Family Residential
9	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	157,000	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	205-330-18	1.57ac	C5 - Regional Commercial
10	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	858,000	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	205-330-26	8.58ac	C5 - Regional Commercial
11	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	-	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	205-350-13	0.05ac	R1 - Single Family Residential
12	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	8,000	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	205-361-16	0.28ac	R1 - Single Family Residential
13	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	34,950	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	208-340-04	2.33ac	RM2 - Multiple Family Residential
14	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	176,500	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	208-340-05	11.77ac	R1 - Single Family Residential

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			Current Zoning
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	
15	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	170,100	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	210-160-40	11.34ac	R1 - Single Family Residential
16	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	102,000	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	210-160-53	6.8ac	RM2 - Multiple Family Residential
17	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	510,000	Market	Oct 9, 2015	TBD	TBD	Villages Specific Plan	none	210-160-62	34.06ac	R1 - Single Family Residential
18	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	TBD	Market	Oct 9, 2015	TBD	TBD	Unknown	none	212-430-17		C5 - Regional Commercial
19	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	2,500	Market	Oct 9, 2015	TBD	TBD	Unknown	none	216-042-03	0.24ac	R1 - Single Family Residential
20	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	2,000	Market	Oct 9, 2015	TBD	TBD	Hyundai Development - Road Easement	none	235-031-36	1.67ac	O/RA - Open Space/Residential Agricultural
21	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	5,000	Market	Oct 9, 2015	TBD	TBD	Hyundai Development (Future)	none	235-031-38	2.5ac	M1-Light Industrial
22	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	10,000	Market	Oct 9, 2015	TBD	TBD	Hyundai Development (Future)	none	235-031-14	10ac	M1-Light Industrial
23	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	10,000	Market	Oct 9, 2015	TBD	TBD	Hyundai Development (Future)	none	235-071-33	10.36ac	M1-Light Industrial
24	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	15,000	Market	Oct 9, 2015	TBD	TBD	Hyundai Development (Future)	none	235-250-02	20.55ac	M1-Light Industrial
25	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	10,000	Market	Oct 9, 2015	TBD	TBD	Hyundai Development (Future)	none	235-250-08	10ac	M1-Light Industrial
26	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	10,000	Market	Oct 9, 2015	TBD	TBD	Hyundai Development (Future)	none	235-250-10	10ac	M1-Light Industrial
27	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	10,000	Market	Oct 9, 2015	TBD	TBD	Hyundai Development (Future)	none	235-250-11	10ac	M1-Light Industrial
28	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	500	Market	Oct 9, 2015	TBD	TBD	Hyundai Development Road Easement	none	235-282-35	0.12ac	O/RA - Open Space/Residential Agricultural
29	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	38,300	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-02	3.83ac	M1-Light Industrial
30	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	57,000	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-03	5.75ac	M1-Light Industrial
31	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	31,100	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-04	3.11ac	M1-Light Industrial

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning
32	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	39,600	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-05	3.96ac	M1-Light Industrial
33	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	17,400	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-06	1.74ac	M1-Light Industrial
34	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	12,200	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-07	1.22ac	M1-Light Industrial
35	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	20,600	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-08	2.06ac	M1-Light Industrial
36	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	20,400	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-09	2.04ac	M1-Light Industrial
37	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	20,500	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-510-10	2.05ac	M1-Light Industrial
38	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	2007	978,643.00	177,330	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	302-062-48	59.11ac	M1-Light Industrial
39	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	2007	484,603.00	117,080.00	Market	Oct 9, 2015	TBD	TBD	Airport Industrial Park	none	216-010-02	29.27ac	M1-Light Industrial
40	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	1990	unknown	TBD	Market	21-Dec-15	TBD	TBD	Villages Specific Plan	none	208-080-35	48.80ac	R1 - Single Family Residential
41	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	TBD	Market	21-Dec-15	TBD	TBD	Unknown	none	235-101-50	9.24ac	O/RA - Open Space/Residential Agricultural
42	Vacant Lot/Land	Sale of Property	Upon sale of property - revenue to be distributed to enforceable obligations.	unknown	unknown	TBD	Market	21-Dec-15	TBD	TBD	Unknown	none	350-040-01	120ac	O/RA - Open Space/Residential Agricultural

Successor Agency: California City
County: Kern

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

No.	Property Type	HSC 341	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use	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	Other	Governmental Use	20,000.00	Unknown	No	None	None	Administrative Error	Animal Control Facility
2	Other	Sale of Property	2,100,000.00	Unknown	Yes	None	None	Yes	Current Lease in place for aviation related activities - parcel contains 4 hangars
3	Vacant Lot/Land	Sale of Property	1,830.00	Unknown	Yes	None	None	Yes	Current Lease in place for aviation related activities
4	Vacant Lot/Land	Sale of Property	191,580.00	Unknown	Yes	None	None	Yes	Current Lease in place for aviation related activities
5	Vacant Lot/Land	Sale of Property	108,200	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
6	Vacant Lot/Land	Sale of Property	171,600	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
7	Vacant Lot/Land	Sale of Property	339,700	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
8	Vacant Lot/Land	Sale of Property	72,375	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
9	Vacant Lot/Land	Sale of Property	157,000	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
10	Vacant Lot/Land	Sale of Property	858,000	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
11	Vacant Lot/Land	Sale of Property	-	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
12	Vacant Lot/Land	Sale of Property	8,000	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
13	Vacant Lot/Land	Sale of Property	34,950	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
14	Vacant Lot/Land	Sale of Property	176,500	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

No.	Property Type	HSC 3411	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use	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
15	Vacant Lot/Land	Sale of Property	170,100	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
16	Vacant Lot/Land	Sale of Property	102,000	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
17	Vacant Lot/Land	Sale of Property	510,000	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
18	Vacant Lot/Land	Sale of Property	TBD	Unknown	No	None	None	No	Unknown
19	Vacant Lot/Land	Sale of Property	2,500	Unknown	No	None	None	No	Unknown
20	Vacant Lot/Land	Sale of Property	2,000	Unknown	No	None	None	No	Automotive Test Track
21	Vacant Lot/Land	Sale of Property	5,000	Unknown	No	None	None	No	Automotive Test Track
22	Vacant Lot/Land	Sale of Property	10,000	Unknown	No	None	None	No	Automotive Test Track
23	Vacant Lot/Land	Sale of Property	10,000	Unknown	No	None	None	No	Automotive Test Track
24	Vacant Lot/Land	Sale of Property	15,000	Unknown	No	None	None	No	Automotive Test Track
25	Vacant Lot/Land	Sale of Property	10,000	Unknown	No	None	None	No	Automotive Test Track
26	Vacant Lot/Land	Sale of Property	10,000	Unknown	No	None	None	No	Automotive Test Track
27	Vacant Lot/Land	Sale of Property	10,000	Unknown	No	None	None	No	Automotive Test Track
28	Vacant Lot/Land	Sale of Property	500	Unknown	No	None	None	No	Automotive Test Track
29	Vacant Lot/Land	Sale of Property	38,300	Unknown	No	None	None	No	Airport Industrial Development
30	Vacant Lot/Land	Sale of Property	57,000	Unknown	No	None	None	No	Airport Industrial Development
31	Vacant Lot/Land	Sale of Property	31,100	Unknown	No	None	None	No	Airport Industrial Development

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

No.	Property Type	HSC 3411	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use	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
32	Vacant Lot/Land	Sale of Property	39,600	Unknown	No	None	None	No	Airport Industrial Development
33	Vacant Lot/Land	Sale of Property	17,400	Unknown	No	None	None	No	Airport Industrial Development
34	Vacant Lot/Land	Sale of Property	12,200	Unknown	No	None	None	No	Airport Industrial Development
35	Vacant Lot/Land	Sale of Property	20,600	Unknown	No	None	None	No	Airport Industrial Development
36	Vacant Lot/Land	Sale of Property	20,400	Unknown	No	None	None	No	Airport Industrial Development
37	Vacant Lot/Land	Sale of Property	20,500	Unknown	No	None	None	No	Airport Industrial Development
38	Vacant Lot/Land	Sale of Property	177,330	Unknown	No	None	None	No	Airport Industrial Development
39	Vacant Lot/Land	Sale of Property	117,080.00	Unknown	No	None	None	No	Airport Industrial Development
40	Vacant Lot/Land	Sale of Property	244,000.00	Unknown	No	None	None	No	DDA proposing subdivision, did not come to fruition due to the collapse of the economy
41	Vacant Lot/Land	Sale of Property	15,000.00	Unknown	No	None	None	No	Unknown
42	Vacant Lot/Land	Sale of Property	60,000.00	Unknown	No	None	None	No	Unknown

December 30, 2015

Ms. Jan Sprague, Admin Secretary
California City
21000 Hacienda Boulevard
California City, CA 93505

Dear Ms. Sprague:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the California City Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 30, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on December 23, 2015. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

In accordance with HSC section 34191.4 (a), upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 (a) the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Please direct inquiries to Kylie Oltmann, Supervisor, or Nicole Prisakar, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Program Budget Manager

cc: Mr. Tom Weil, City Manager, California City
Ms. Mary B. Bedard, Auditor-Controller, Kern County