The Oversight Board has fiduciary responsibilities to holders of enforceable obligations and to the taxing entities that benefit from distribution of property tax and other revenue [California Health & Safety Code Section 34179 (a)(10)(i)].
OVERSIGHT BOARD MEETING INFORMATION

CODE OF ETHICS AND CONDUCT:

The people of the City of Santa Ana, at an election held on February 5, 2008, approved an amendment to the City Charter of the City of Santa Ana which established the Code of Ethics and Conduct for elected officials and members of appointed boards, commissions, and committees to assure public confidence. A copy of the City’s Code can be found on the Clerk of the Council’s webpage. The following are the core values expressed:

Integrity · Honesty · Responsibility · Fairness · Accountability · Respect · Efficiency

AGENDA INFORMATION:

The agenda descriptions provide the public with a general summary of the items of business to be considered by the Oversight Board. The Oversight Board is not limited in any way by the “Recommended Action” and may take any action which the Board deems to be appropriate on an agenda item. Except as otherwise provided by law, no action shall be taken on any item not listed on the agenda.

Staff reports and documents relating to each agenda item are on file in the office of the Community Development Agency and are available for public inspection during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Thursday and alternate Fridays. The Community Development Agency is located in City Hall, 20 Civic Center Plaza, 6th Floor, Santa Ana, California, (714) 647-5360. Council meeting agendas, staff reports, and minutes are available 72 hours before an Oversight Board meeting at the following website address: www.santa-ana.org.

AMERICANS WITH DISABILITIES ACT NOTICE:

If you need special assistance to participate in this meeting, please contact Ellen Smiley, City ADA Program Coordinator, at (714) 647-5340. Please call prior to the meeting date, to allow the City enough time to make reasonable arrangements for accessibility to this meeting. [Americans with Disabilities Act, Title II, 28 CFR 35.102]

SENATE BILL 343 NOTICE:

As required by Senate Bill 343, any non-confidential writings or documents provided to a majority of the board members regarding any items on this agenda will be made available for public inspection. Copies of the staff reports and any written materials are on file in the office of the Community Development Agency of the City of Santa Ana, 20 Civic Center Plaza, 6th Floor, Santa Ana, California, (714) 647-5360 and are available for public inspection during regular business office hours. Copies of staff reports and written materials may be purchased for $.20 per page. In addition, staff reports can be reviewed online at www.santa-ana.org.

PUBLIC COMMENTS:

Pursuant to Government Code Sec. 54954.3, the public may address the Oversight Board on any and all matters within its jurisdiction. At the discretion of the Chair, at the first Public Comment portion of the meeting, all comments may be considered jointly. The public will be given the opportunity to speak three (3) minutes on any and all matters contained on any of the Consent Calendar and Business Calendar items. All requests to speak shall be submitted in writing to the Recording Secretary at the beginning of the meeting and before Public Comments begin. Speaker forms will be available at the meeting. The presiding officer shall have the power and responsibility to enforce decorum and order of the meeting as set forth in Section 2-104(c) of the Santa Ana Municipal Code.

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine by the Oversight Board and will be enacted by one motion without discussion. A member of the Board may “pull” any item from the Consent Calendar for a separate vote. Persons wishing to speak regarding Consent Calendar matters should file a “Request to Speak” form with the Commission Secretary, in which case the item will also be “pulled” from the Consent Calendar.
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO
THE FORMER COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF SANTA ANA

MAY 18, 2015

REGULAR MEETING 12:00 P.M.

CALL TO ORDER CHAIRPERSON SARMIENTO

BOARD MEMBERS: ACOSTA,
DIXON, HARDASH, MORLEY,
STROUD, TINAJERO

Executive Director, Assistant City
Attorney, Senior Management
Analyst, Recording Secretary

PLEDGE OF ALLEGIANCE

ROLL CALL Recording Secretary

CONSENT CALENDAR

1. MINUTES

A. APPROVE THE MINUTES OF THE REGULAR MEETING OF MAY 12,
2015

RECOMMENDED ACTION: Approve Minutes.

2. EXCUSED ABSENCES

RECOMMENDED ACTION: Excuse Board Members absent.

***END OF CONSENT CALENDAR***
3. RESOLUTION - LONG RANGE PROPERTY MANAGEMENT PLAN

**RECOMMENDED ACTION:**

1. Adopt a resolution approving the Long Range Property Management Plan for the properties owned by the Successor Agency pursuant to Health and Safety Code Section 34191.5, and authorize the City Manager, or designee, to submit the approved plan to the Department of Finance.

2. Direct the City Manager, or designee, to make or accept any augmentation, modification, additions, or revisions to Long Range Property Management Plan as the City Manager, or designee, may deem necessary and appropriate in their reasonable discretion, based on review or communications from the Oversight Board or State Department of Finance.

*** END OF BUSINESS CALENDAR ***

**COMMENTS**

**PUBLIC COMMENTS**

AT THIS TIME the members of the public may address the Oversight Board members regarding any non-agenda items within the subject matter jurisdiction of the Commission. NO action may be taken on non-agenda items unless authorized by law.

**STAFF MEMBER COMMENTS**

AT THIS TIME City staff members may address the Oversight Board members regarding any non-agenda items within the subject matter jurisdiction of the Commission. NO action may be taken on non-agenda items unless authorized by law.

**BOARD MEMBER COMMENTS**

AT THIS TIME the Oversight Board members may comment on non-agenda matters and ask questions of or give directions to staff. NO action may be taken on non-agenda items unless authorized by law.

**ADJOURNMENT**

Oversight Board Meeting Agenda
May 18, 2015
AGENDA REPORT
Oversight Board of the Successor Agency to the former
Community Redevelopment Agency of the City of Santa Ana

MEETING DATE: MAY 18, 2015
SUBJECT/ACTION: RESOLUTION – LONG RANGE PROPERTY MANAGEMENT PLAN

RECOMMENDED ACTION:

1. Adopt a resolution approving the Long Range Property Management Plan for the properties owned by the Successor Agency pursuant to Health and Safety Code Section 34191.5, and authorize the City Manager, or designee, to submit the approved plan to the Department of Finance.

2. Direct the City Manager, or designee, to make or accept any augmentation, modification, additions, or revisions to the Long Range Property Management Plan as the City Manager, or designee, may deem necessary and appropriate in their reasonable discretion, based on review or communications from the Oversight Board or State Department of Finance.

BACKGROUND AND DISCUSSION:

Pursuant to the Dissolution Act, the City Council on January 9, 2012, elected for the City to act as the “Successor Agency” to the dissolved Community Redevelopment Agency (“RDA”). On February 1, 2012, in accordance with the Dissolution Act and the California Supreme Court’s decision in California Redevelopment Association v. Matosantos, Case No. S194861, the Agency was dissolved and the City began to serve as the “Successor Agency.” The City Council serves as the governing body of the Successor Agency under the Dissolution Act as amended by Assembly Bill (AB) 1484, to administer the enforceable obligations of the Agency and otherwise unwind the Agency’s affairs. The Oversight Board to the Successor Agency has oversight with respect to the Dissolution process, including review and approval of the Long Range Property Management Plan.

The Successor Agency received its Finding of Completion from the Department of Finance (“DOF”) on November 26, 2014. Pursuant to Health and Safety Code Section 34191.5, within six months after receiving a Finding of Completion from the DOF, the Successor Agency is required to submit for approval to the Oversight Board and the DOF a Long Range Property Management Plan (“LRPMP”) that addresses the disposition and use of the real properties of the former RDA.

Prior to the enactment of AB 1484, the Oversight Board of the Successor Agency adopted Resolution 2012-09 and directed the Successor Agency to take certain actions related to the inventory of property. Those properties identified as having a governmental purpose use were approved to be transferred to the City. Four properties were identified as marketable properties to be disposed, and one property is subject to an enforceable obligation.
The following five properties are included in the LRPMP:

<table>
<thead>
<tr>
<th>No.</th>
<th>Address or Description</th>
<th>APN</th>
<th>Property Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>830 N. Parton Street</td>
<td>005-142-21</td>
<td>Parking Lot</td>
</tr>
<tr>
<td>2.</td>
<td>921 N. Flower Street</td>
<td>005-142-35</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>3.</td>
<td>842 N. Garnsey Street</td>
<td>005-142-47</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>4.</td>
<td>915 N. Flower Street</td>
<td>005-142-58</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>5.</td>
<td>No Street Address (SW corner of Main Street and 3rd Street)</td>
<td>398-601-02</td>
<td>Parking Lot</td>
</tr>
</tbody>
</table>

Certain governmental use properties were approved for transfer pursuant to Oversight Board Resolution 2012-09 as transmitted to DOF. Housing assets were reaffirmed for transfer to the Housing Authority of the City of Santa Ana, acting as the Successor Housing Agency by Oversight Board Resolution 2012-04 as transmitted to DOF.

AB 1963 was signed into law on July 18, 2014. The bill extended the deadline by which DOF must approve a successor agency’s LRPMP to January 1, 2016 in order to avoid the forced property sale provisions set forth in Health and Safety Code Sections 34177(e) and 34181(a). As it is unknown when DOF intends to complete its review of the LRPMP, the plan proposes the timeframe for the disposition of the properties for sale to be completed within one year of DOF’s approval of the LRPMP.

**FISCAL IMPACT:**

There is no fiscal impact associated with this action. Upon approval of the LRPMP by DOF, the costs associated with the disposal of the properties will be included in the appropriate Recognized Obligation Payment Schedule (“ROPS”) as an enforceable obligation.

Kelly Reegiers  
Executive Director  
Community Development Agency

KR/SG/sb

Attachments: 1. Resolution
OVERSIGHT BOARD RESOLUTION NO. 2015-

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SANTA ANA APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

BE IT RESOLVED BY THE MEMBERS OF THE OVERSIGHT BOARD, AS FOLLOWS:

Section 1. The Oversight Board conclusively finds, determines and declares as follows:

A. Prior to February 1, 2012, the Community Redevelopment Agency of the City of Santa Ana (herein referred to as the “Former Agency”) was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) (“Redevelopment Law”), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council of the City of Santa Ana.

B. Assembly Bill 1x 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including such law as amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the “Dissolution Act”).

C. As of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and the Successor Agency to the Community Redevelopment Agency of the City of Santa Ana (“Successor Agency”) serves as the successor agency to the Former Agency.

D. The Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by a seven-member oversight board (“Oversight Board”).

E. Pursuant to Health and Safety Code section 34175(b), and the California Supreme Court’s decision in California Redevelopment Association, et al. v. Ana Matosantos, et al., (53 Cal. 4th 231 (2011)), on February 1, 2012, concurrently with the dissolution of the Agency, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Agency transferred to the control of the Successor Agency by operation of law.
F. Pursuant to Health and Safety Code section 34191.5(b), upon the Successor Agency’s receipt of a finding of completion from the California Department of Finance (“DOF”) pursuant to Health and Safety Code section 34179.7, the Successor Agency is required to prepare a long range property management plan (“LRPMP”) for the former Agency’s real property assets and submit the approved LRPMP to the Oversight Board and DOF for approval.

G. The Successor Agency has prepared and submitted to the Oversight Board the LRPMP attached hereto as Exhibit A for approval and authorization to transmit the LRPMP to DOF for approval, all in accordance with the Dissolution Act.

Section 2. The Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of Santa Ana hereby finds and declares that each of the foregoing recitals is true and correct.

Section 3. The Oversight Board hereby approves the LRPMP attached hereto as Exhibit A for the properties owned by the Successor Agency pursuant to Health and Safety Code section 34191.5, and authorizes the City Manager, or his designee, to submit the approved LRPMP to the DOF.

Section 4. The Oversight Board hereby directs the City Manager, or his designee, to make or accept any augmentation, modification, additions, or revisions to the LRPMP as the City Manager, or designee, may deem necessary and appropriate in their reasonable discretion, based on review or communications from the Oversight Board or DOF.

Section 5. The Chair and Secretary of the Oversight Board shall sign the passage and adoption of this Resolution.

Section 6. The Successor Agency is hereby directed to transmit this Resolution and the accompanying staff report and all exhibits thereto, each of which is incorporated herein, to the DOF pursuant to Health and Safety Code Sections 34179(h).

Section 7. This Resolution shall take effect upon approval hereof by the DOF or failure of DOF to request review within five days following receipt of this Resolution.

[Signatures on subsequent page]
ADOPTED this ____ day of May 2015.

_____________________
Chair

AYES: Members: __________________________

NOES: Members: __________________________

ABSTAIN: Members: __________________________

NOT PRESENT: Members: __________________________

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, Sarah Bernal, Secretary for the Oversight Board, do hereby attest to and certify the attached Resolution No. 2015-______ to be the original resolution adopted by the Oversight Board on May __, 2015.

Date: __________________________

Oversight Board Secretary
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Long Range Property Management Plan

Successor Agency to the former Community Redevelopment Agency of the City of Santa Ana

May 2015
INTRODUCTION

Pursuant to Assembly Bill 1X 26, the former Community Redevelopment Agency of the City of Santa Ana ("RDA") was dissolved on February 1, 2012 and the City of Santa Ana ("City") elected to serve as the Successor Agency ("Successor Agency") to the former RDA. All non-housing related assets of the former RDA transferred by operation of law to the Successor Agency.

On June 26, 2012, the Oversight Board of the Successor Agency adopted Resolution 2012-09 to direct the Successor Agency to take certain actions related to the inventory of property. Those properties identified as having a governmental purpose use were approved to be transferred to the City. Four properties were identified as marketable properties to be disposed, and one property is subject to an enforceable obligation.

Certain governmental use properties were approved for transfer pursuant to Oversight Board Resolution 2012-09 as transmitted to the Department of Finance ("DOF"). Housing assets were reaffirmed for transfer to the Housing Authority of the City of Santa Ana, acting as the Successor Housing Agency by Oversight Board Resolution 2012-04 as transmitted to DOF.

Assembly Bill 1484 further clarified the RDA dissolution process and requires the Successor Agency to submit for approval to the Oversight Board and to DOF, a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former RDA. This LRPMP is due within six months after receiving a Finding of Completion ("FOC") from DOF. The Successor Agency received its FOC from DOF on November 26, 2014.

This document is the LRPMP for the Successor Agency to the former Community Redevelopment Agency of the City of Santa Ana.

SUMMARY

The Successor Agency currently owns the following five properties:

<table>
<thead>
<tr>
<th>No.</th>
<th>Address or Description</th>
<th>APN</th>
<th>Property Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>830 N. Parton Street</td>
<td>005-142-21</td>
<td>Parking Lot</td>
</tr>
<tr>
<td>2</td>
<td>921 N. Flower Street</td>
<td>005-142-35</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>3</td>
<td>842 N. Garnsey Street</td>
<td>005-142-47</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>4</td>
<td>915 N. Flower Street</td>
<td>005-142-58</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>5</td>
<td>No Street Address (SW corner of Main Street and 3rd Street)</td>
<td>398-601-02</td>
<td>Parking Lot</td>
</tr>
</tbody>
</table>

Additional information on each property is provided in the next section.
Property #1 – Parking Lot

Address: 830 N. Parton Street
Assessor Parcel No: 005-142-21
Acquisition Date: 10/13/1983
Acquisition Price/Purchase Price: $2,000
Lot Size: 3,929 sq. ft.
Current Zoning: Professional
Property Type: Public Parking Lot
Estimated Current Value: $120,946 (Assessed Value)
Appraisal Completed: No
Estimated Revenues: $7,200 annual rent
Recommended Action: Sell Property for Benefit of Taxing Agencies

- **Purpose of Acquisition**
  This property was donated to the RDA by the City on October 24, 1983, most likely in furtherance of the Ferrante/Walder development project during the 1980’s.

- **Brief History of Previous Development Proposals and Activity**
  There is a non-exclusive license agreement with the adjacent property owner to use this remnant parcel as a parking lot. The agreement can be terminated with 30 days notice.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**
  The rental income is included as part of the “Other” revenues on the Recognized Obligation Payment Schedule (ROPS), Report of Cash Balances form. The Successor Agency requests use of these revenues identified as “Other Funds” on the ROPS, to pay for approved enforceable obligations approved by the Oversight Board and DOF.

- **History of Environmental Contamination of Remediation Efforts**
  N/A

- **Potential for Transit-Oriented Development**
  N/A

- **Plan for Use/Disposition**
  Upon approval of the LRPMP, the Successor Agency intends to obtain an appraisal and engage a realtor to market and sell this property at fair market value within one year of DOF’s approval of the LRPMP. The most likely buyer would be the adjacent property owner to the north to allow for the continued use of the property as a parking lot. Proceeds from the sale will be submitted to the County for distribution to the taxing entities.
Property #2 – Vacant Lot

Address: 921 N. Flower Street
Assessor Parcel No: 005-142-35
Acquisition Date: 04/09/1981
Acquisition Price/Purchase Price: $50,000
Lot Size: 4,495 sq. ft.
Current Zoning: Professional
Property Type: Vacant Lot
Estimated Current Value: $127,962 (Assessed Value)
Appraisal Completed: No
Estimated Revenues: N/A
Recommended Action: Sell Property for Benefit of Taxing Agencies

- **Purpose of Acquisition**
  This property was purchased by the RDA from the City on February 17, 1981 at fair market value, most likely to provide opportunities for new office and commercial development in the Central City Redevelopment Project Area.

- **Brief History of Previous Development Proposals and Activity**
  This property has remained a vacant lot for many years.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**
  N/A

- **History of Environmental Contamination of Remediation Efforts**
  N/A

- **Potential for Transit-Oriented Development**
  N/A

- **Plan for Use/Disposition**
  Upon approval of the LRPMP, the Successor Agency intends to obtain an appraisal and engage a realtor to market and sell this property at fair market value within one year of DOF’s approval of the LRPMP. This property may be combined and marketed with the two 842 N. Garnsey Street and 915 N. Flower Street parcels. Proceeds from the sale will be submitted to the County for distribution to the taxing entities.
Property #3 – Vacant Lot

Address: 842 N. Garnsey Street
Assessor Parcel No: 005-142-47
Acquisition Date: 11/22/1982
Acquisition Price/Purchase Price: $117,720
Lot Size: 5,946 sq. ft.
Current Zoning: Professional
Property Type: Vacant Lot
Estimated Current Value: $137,900 (Assessed Value)
Appraisal Completed: No
Estimated Revenues: N/A
Recommended Action: Sell Property for Benefit of Taxing Agencies

- **Purpose of Acquisition**
  This property was acquired to provide opportunities for new office and commercial development in the Central City Redevelopment Project Area.

- **Brief History of Previous Development Proposals and Activity**
  This property has remained a vacant lot for many years.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**
  N/A

- **History of Environmental Contamination of Remediation Efforts**
  N/A

- **Potential for Transit-Oriented Development**
  N/A

- **Plan for Use/Disposition**
  Upon approval of the LRPMP, the Successor Agency intends to obtain an appraisal and engage a realtor to market and sell this property at fair market value within one year of DOF’s approval of the LRPMP. This property may be combined and marketed with the two 915 & 921 N. Flower Street parcels. Proceeds from the sale will be submitted to the County for distribution to the taxing entities.
Property #4 – Vacant Lot

Address: 915 N. Flower Street
Assessor Parcel No: 005-142-58
Acquisition Date: 1980s
Acquisition Price/Purchase Price: Unknown
Lot Size: 1,424 sq. ft.
Current Zoning: Professional
Property Type: Vacant Lot
Estimated Current Value: $39,874 (Assessed Value)
Appraisal Completed: No
Estimated Revenues: N/A
Recommended Action: Sell Property for Benefit of Taxing Agencies

- **Purpose of Acquisition**
  This property was acquired to provide opportunities for new office and commercial development in the Central City Redevelopment Project Area.

- **Brief History of Previous Development Proposals and Activity**
  This property has remained a vacant lot for many years.

- **Description of Contractual Requirements for Disposition of Revenues Generated by Property**
  N/A

- **History of Environmental Contamination of Remediation Efforts**
  N/A

- **Potential for Transit-Oriented Development**
  N/A

- **Plan for Use-Disposition**
  Upon approval of the LRPMP, the Successor Agency intends to obtain an appraisal and engage a realtor to market and sell this property at fair market value within one year of DOF’s approval of the LRPMP. This property may be combined and marketed with the two 842 N. Garnsey Street and 921 N. Flower Street parcels. Proceeds from the sale will be submitted to the County for distribution to the taxing entities.
Property #5 – Parking Lot

Address: No Street Address (SW corner of Main Street & 3rd Street)
Assessor Parcel No: 398-601-02
Acquisition Date: Unable to Determine; Sometime before 1993
Acquisition Price/Purchase Price: Unknown
Lot Size: 27,830 sq. ft.
Current Zoning: Specific Development 84
Property Type: Parking Lot
Estimated Current Value: $610,238 (Assessed Value)
Appraisal Completed: No
Estimated Revenues: N/A
Recommended Action: Retain to Fulfill Enforceable Obligation

• Purpose of Acquisition
This property was acquired for future development in the Central City Redevelopment Project Area.

• Brief History of Previous Development Proposals and Activity
A Parking Space Agreement dated May 18, 1993 was entered into between the former RDA and Builders Exchange Associates (“BEA”) that assured the future availability of 60 parking spaces on the RDA owned parcel exclusively for the use of BEA and its agents, employees, and invitees. An easemenst also exists for ingress and egress to provide entry to the parking lot. The former RDA and its successive owners of the property are bound by this agreement to provide the 60 spaces for the benefit of the BEA property and its successive owners.

• Description of Contractual Requirements for Disposition of Revenues Generated by Property
N/A

• History of Environmental Contamination of Remediation Efforts
N/A

• Potential for Transit-Oriented Development
N/A

• Plan for Use/Disposition
The Successor Agency is bound by the original agreement to provide the 60 parking spaces indefinitely for use by the BEA property owner. Therefore, this property cannot be developed nor disposed and must be retained by the Successor Agency for compliance with the agreement.
## Successor Agency to the former Community Redevelopment Agency of the City of Santa Ana - Long Range Property Management Plan

### Property Inventory Data

<table>
<thead>
<tr>
<th>No.</th>
<th>Address or Description</th>
<th>Property Type</th>
<th>APN</th>
<th>Current Zoning</th>
<th>Current Value</th>
<th>Proposed Sale Value</th>
<th>Proposed Sale Date</th>
<th>Estimated Current Value Basis</th>
<th>Estimated Current Value Date</th>
<th>Purpose for which property was acquired</th>
<th>Current Use</th>
<th>Future development</th>
<th>Contractual Requirements for Use of Income/Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>100 N Flower Street</td>
<td>Parking Lot/Structure</td>
<td>005-142-21</td>
<td>Surface Parking Lot</td>
<td>120,946</td>
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<td>No later than one year after DOF approval of LRPM</td>
<td>Future development</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>Parking Lot/Structure</td>
<td>005-142-35</td>
<td>Professional</td>
<td>127,962</td>
<td>To be Determined</td>
<td>No later than one year after DOF approval of LRPM</td>
<td>Future development</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>4</td>
<td>915 N Flower Street</td>
<td>Parking Lot/Structure</td>
<td>005-142-58</td>
<td>Professional</td>
<td>39,874</td>
<td>To be Determined</td>
<td>No later than one year after DOF approval of LRPM</td>
<td>Future development</td>
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<td>N/A</td>
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<td>Surface Parking Lot</td>
<td>610,238</td>
<td>To be Determined</td>
<td>No later than one year after DOF approval of LRPM</td>
<td>Future development</td>
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<td>N/A</td>
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</tr>
</tbody>
</table>

**Note:**

- **HSC 34191.5 (c)(1)(B)**: HSC 34191.5 (c)(1)(D) HSC 34191.5 (c)(1)(F) HSC 34191.5 (c)(1)H)
- **Successor Agency:** Orange County
- **County:** Orange

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**EXHIBIT A**