

44933 Fern Avenue, Lancaster, CA 93534 Chair Elizabeth Brubaker, Vice Chairman Dr. David Vierra, Board Member Edward Knudson, Board Member Jodie Shepherd-Troth, Board Member Sandy Smith, Board Member Jim Vose, Board Member John Walker

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD REGULAR MEETING AGENDA

Tuesday January 16, 2018

Meeting – **4:00 p.m.**

Council Chambers – Lancaster City Hall
The City Clerk hereby declares the agenda was posted
by 5:00 p.m. on Friday, January 12, 2018
at the entrance to the Lancaster City Hall Council Chambers.

CALL TO ORDER

ROLL CALL

Board Members: Knudson, Shepherd-Troth, Smith, Vose, Walker; Vice Chairman Vierra; Chair Brubaker

PLEDGE OF ALLEGIANCE

AGENDA ITEMS TO BE REMOVED

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

Any person who would like to address the Lancaster Successor Agency Oversight Board on any agendized item is requested to complete a speaker card for the City Clerk and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Lancaster Successor Agency Oversight Board at the time such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker card must be filled out *prior* to the agenda item being called. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. *Individual speakers are limited to three (3) minutes each.*

Consent Calendar items may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes to address your concerns before the Lancaster Successor Agency Oversight Board takes action on the Consent Calendar.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD REGULAR MEETING AGENDA TUESDAY, JANUARY 16, 2018

MINUTES

M 1. Adopt **Resolution No. OB 01-18**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of October 17, 2017.

NEW BUSINESS

NB 1. Recognized Obligation Payment Schedule for the Period July 1, 2018 to June 30, 2019

Recommendation:

Adopt **Resolution No. OB 02-18**, approving the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019.

NB 2. Successor Agency Administrative Budgets for the Periods July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019

Recommendation:

Adopt **Resolution No. OB 03-18**, approving the Successor Agency Administrative Budgets for the periods of July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019, as detailed in Attachments A & B.

NB 3. Subordination Agreement with Antelope Valley Mazda

Recommendation:

Adopt **Resolution No. OB 04-18**, authorizing the City Manager or his designee to enter into a subordination agreement with Antelope Valley Mazda, Inc. to allow for the installation of solar panels at the dealership site.

EXECUTIVE DIRECTOR ANNOUNCEMENT

CITY CLERK ANNOUNCEMENT

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD REGULAR MEETING AGENDA TUESDAY, JANUARY 16, 2018

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Lancaster Successor Agency Oversight Board on any item *NOT ON THE AGENDA* regarding Board business and speaker cards must be submitted *prior* to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the Lancaster Successor Agency Oversight Board meeting and we appreciate your cooperation. State law prohibits the Lancaster Successor Agency Oversight Board from taking action on items not on the agenda and your matter will be referred to the Executive Director. *Individual speakers are limited to three (3) minutes each.*

BOARD MEMBER COMMENTS

ADJOURNMENT

Next Regular Meeting: Tuesday, February 20, 2018 - 4:00 p.m.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this meeting, please contact the City Clerk at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

All documents available for public review are on file with the City Clerk Department.

M 1
01/16/18
MVB

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD MEETING MINUTES October 17, 2017

CALL TO ORDER

Chair Brubaker called the meeting to order at 4:02 p.m.

ROLL CALL

PRESENT: Board Members Smith, Vose, Walker, Vice Chairman Vierra, Chair Brubaker

ABSENT: Board Members Knudson, Shepherd-Troth

STAFF

MEMBERS: City Attorney, Economic Development Director; Finance Director; Deputy City Clerk

PLEDGE OF ALLEGIANCE

Board Member Vose

AGENDA ITEMS TO BE REMOVED

None

M 1. MINUTES

On a motion by Board Member Smith and seconded by Vice Chairman Vierra, the Lancaster Successor Agency Oversight Board voted to adopt **Resolution No. OB 05-17**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of January 17, 2017, by the following vote: 5-0-0-2; AYES: Smith, Vierra, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Knudson, Shepherd-Troth

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD MEETING MINUTES OCTOBER 17, 2017

NB 1. AGREEMENT WITH SC PREMIER PROPERTIES, LLC

The Economic Development Director presented the staff report for this item.

On a motion by Board Member Vose and seconded by Board Member Smith, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 06-17**, authorizing the City Manager or his designee to enter into an agreement with SC Premier Properties, LLC for the return of parcels related to a 2006 Disposition and Development Agreement with the Lancaster Redevelopment Agency and execute all related documents, by the following vote: 5-0-0-2; AYES: Smith, Vierra, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Knudson, Shepherd-Troth;

EXECUTIVE DIRECTOR ANNOUNCEMENT

None

CITY CLERK ANNOUNCEMENT

None

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

None

BOARD MEMBER COMMENTS

None

ADJOURNMENT

Chair Brubaker adjourned the meeting at 4:10 p.m. and stated the next regular meeting of the Lancaster Successor Agency Oversight Board will take place on Tuesday, November 21, 2017 at 4:00 p.m.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD MEETING MINUTES OCTOBER 17, 2017

PASSED, APPROVED and ADOPTED this 18th da	y of January, 2018, by the following vote:
AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
ATTEST:	APPROVED:
BRITT AVRIT, MMC City Clerk/Board Secretary Lancaster, CA	ELIZABETH BRUBAKER Chair Lancaster Successor Agency Oversight Board
STATE OF CALIFORNIA } COUNTY OF LOS ANGELES } ss CITY OF LANCASTER }	
	ATION OF MINUTES OR AGENCY OVERSIGHT BOARD
hereby certify that this is a true and correct copy of Board minutes, for which the original is on file in m	OF THE CITY OF LANCASTER, CA on this
(seal)	

RESOLUTION NO. OB 01-18

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE MEETING MINUTES OF OCTOBER 17, 2017

WHEREAS, Health and Safety Code Section 34179 (e) states all actions taken by an oversight board shall be approved by resolution.

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board approves the October 17, 2017 Meeting Minutes attached hereto.

SECTION 2. The Successor Agency shall maintain this Resolution on file as a public record.

PASSED, APPROVED and ADOPTED	O this 18 th day of January, 2018, by the following vote:
AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
ATTEST:	APPROVED:
BRITT AVRIT, MMC City Clerk	ELIZABETH BRUBAKER Chair
Lancaster, CA	Lancaster Successor Agency Oversight Board

Resolution No. OB 01-18 Page 2	
STATE OF CALIFORNIA COUNTY OF LOS ANGELES CITY OF LANCASTER	<pre>} ss }</pre>
	TIFICATION OF RESOLUTION UCCESSOR AGENCY OVERSIGHT BOARD
I, hereby certify that this is a true and the original is on file in my office.	, City of Lancaster, CA, do correct copy of the original Resolution No. OB 01-18, for which
WITNESS MY HAND AND THE of,	SEAL OF THE CITY OF LANCASTER, on this day
(seal)	

STAFF REPORT

Lancaster Successor Agency Oversight Board

NB 1

01/16/18

Date: January 16, 2018

MVB

To: Chair Brubaker and Board Members

From: Pam Statsmann, Finance Director of the City of Lancaster

Subject: Recognized Obligation Payment Schedule for the Period July 1, 2018 to June

30, 2019

Recommendation:

Adopt **Resolution No. OB 02-18**, approving the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019.

Fiscal Impact:

There is no fiscal impact of this action.

Background:

Health & Safety Code Section 34177(o)(1) requires the Successor Agencies of the previous redevelopment agencies to prepare Recognized Obligation Payment Schedules (ROPS) that list obligations to be paid for the coming July 1 to June 30. These schedules are used by the County Auditor-Controller in determining the amount of property tax revenues to distribute to the Successor Agency.

The ROPS for the period July 1, 2018 to June 30, 2019 is due to the California State Department of Finance by February 1, 2018 for property tax distributions on June 1, 2018 and January 2, 2019. The ROPS was prepared in accordance with instructions and template provided by the Department of Finance.

PS:jh

Attachment:

Resolution No. OB 02-18

Attachment A - Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019

RESOLUTION NO. OB 02-18

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULED FOR THE PERIOD JULY 1, 2018 TO JUNE 30, 2019

WHEREAS, the Lancaster Successor Agency (Agency) has met and has duly considered the Recognized Obligation Payment Schedule (ROPS) for the period July 1, 2018 through June 30, 2019; and

WHEREAS, prior to its meeting on January 17, 2018, the members of the Lancaster Successor Agency Oversight Board have been provided with copies of the ROPS; and

WHEREAS, the Lancaster Successor Agency Oversight Board has reviewed the ROPS; and

WHEREAS, the Lancaster Successor Agency Oversight Board desires to express and memorialize its approval of the ROPS as the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019 duly approved by the Lancaster Successor Agency Oversight Board;

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

- SECTION 1. The Lancaster Successor Agency Oversight Board finds and determines that the foregoing recitals are true and correct.
- SECTION 2. The Lancaster Successor Agency Oversight Board approves the Recognized Obligation Payment Schedule for the Period July 1, 2018 through June 30, 2019.
- SECTION 3. The Successor Agency is authorized and directed to submit the ROPS to the California Department of Finance, State Controller's Office and the County of Los Angeles Auditor-Controller.
- SECTION 4. The Successor Agency shall maintain on file as a public record this Resolution and the ROPS as approved hereby.

Resolution No. OB 02-18 Page 2	
PASSED, APPROVED and ADOPT	ED this 16 th day of January, 2018, by the following vote:
AYES:	
NOE	
NOES:	
ABSTAIN:	
ABSENT:	
ATTEST:	APPROVED:
BRITT AVRIT, MMC	ELIZABETH BRUBAKER
City Clerk Lancaster, CA	Chair Lancaster Successor Agency Oversight Board
STATE OF CALIFORNIA COUNTY OF LOS ANGELES CITY OF LANCASTER	}
	FICATION OF RESOLUTION CCESSOR AGENCY OVERSIGHT BOARD
I,, hereby certify that this is a true and which the original is on file in my off	City of Lancaster, CA, do correct copy of the original Resolution No. OB 02-18, for fice.
WITNESS MY HAND AND THE Sday of,	SEAL OF THE CITY OF LANCASTER, on this
(seal)	

Recognized Obligation Payment Schedule (ROPS 18-19) - Summary Filed for the July 1, 2018 through June 30, 2019 Period

Count	y: Los Angeles				
Currer	nt Period Requested Funding for Enforceable Obligations (ROPS Detail)	3-19A Total - December)	19B Total ary - June)	ROPS	6 18-19 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	 2,535,846	\$ 406,766	\$	2,942,61
В	Bond Proceeds	4	_		

Н	Current Period Enforceable Obligations (A+E):	\$ 16,122,522 \$	3,471,484 \$	19,594,006
G	Administrative RPTTF	 220,156	220,156	440,312
F	RPTTF	13,366,520	2,844,562	16,211,082
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 13,586,676 \$	3,064,718 \$	16,651,394
D	Other Funds	2,535,846	406,766	2,942,612
С	Reserve Balance	•		-

Certification of Oversight Board Chairman: Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Lancaster

Successor Agency:

Name	Title
s/	

Lancaster Recognized Obligation Payment Schedule (ROPS 18-19) - ROPS Detail

July 1, 2018 through June 30, 2019

4

								(Repor	t Amount	ts in Whole Dol	lars)											
		С			p.	0	н	Tr.	131	ĸ	E	м	N.	0		9	я		T	U	v	w
												18-19	A (July - Dece	mber)				18-19	B (January -	June)		
- 1		l.											Fund Sources			İ			und Source			
tem#	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement	Payee	Description/Project Stoce	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 18-19 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin SPTTF	18-19A Total	Daniel Deservate	Reserve Balance	Other Funds	RPITE	Admin RPTTF	18-19B Total
								\$ 335,182,023	rosmen	\$ 19,594,000	5	S -		\$ 13,366,520	\$ 220,156		S. POCHAGE	5	\$ 400,766		1 220,156	
411	HSG 2009 TAX ALLOCATION HSG 2009 TAX ALLOCATION	Bonds Issued On or Before Bonds Issued On or Before 12/31/10	5/14/2003 8/19/2009	5/14/2023 8/19/2039	U S BANK U S BANK	DEBT SVC-HSQ 2003 TAX DEBT SVC-HSQ 2009 TAX	Not Specific Not Specific		Ť	\$		1				\$:						1
421	CRO 2010 LEASE REVENUE	Fees Fees	4/22/2010	4/22/2035	US BANK	ALLOCATION BONOS TRUSTEE PEES - LEASE REVENUE	CRO	27 000	**	\$ 1,500		1				1 .	-			1,500		\$ 1,50
	HONDS HSG 2000 TAX ALLOCATION	Facu	8/19/2009	A/19/2009	U S BANK	2010 BOND ISSUE TRUSTEE FEES - HSG 2009	Cesideniiai	33,000	N	1 1.500		-		1 500		1,500				2000	-	1
- 1	BONOS HSG 2003 TAX ALLOCATION	Fcos	5/14/2003	5/14/0000	USBANK	TRUSTEE FEES - HSC 2003	Residental	24 000	N	\$ 1.500				1.500		1.500						4
	BONDS	Bumness Incentive	116/0010	6/1/2032	CAROLOCK FUELS	SUBLEASE OF S26 W MILLING ST	CRD	17 500 000		\$ 1,250,000				700,000		s 700,000				550 000		\$ 550,00
-		Agreements	11 110	13/7/22/39	SYSTEM	CDIAC REPORTING + CONTINUING	Residental	500,000		\$ 50,000				199		4000						5 250
87	BOND ADMINISTRATION	Frees	2/9/2009	12/1/22/39	WILLDAN FINANCIAL	DISCLOSURE (ALL ISSUES)	residential	300,000	14	1 50,000				25,000		\$ 25,000				25,000		2500
60°4	BOOKER HOUSE COM &	III ANAM	Hesself.	III TOOLO	SUCCESSION HOUSE	LONG FROM HOUSING FOREIGN	the state of	21.5(0.04)														
	THE TOP OF STREET	ABATEMAN .	shoot/	Decade .	CARCAGO CONTRACTOR OF THE PARTY	STATISTICS STATISTICS	Statement .	3500,000		10 10 24		(1)						10000			1000	
	ACTORNAL HOLINGSTONE				Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is t	CONVERSE NOTIFICATION OF THE PARTY OF T						4-200			1000					18 miles		
	ERAF LOAN FROM LOW &	DERAF/ERAF	4/20/2004	11/1/2030	LANCASTER HOUSING SUCCESSOR	REPAYMENT OF 4/20/04 ERAF LOAN FROM HOUSING TO ED DUE FY	Residental		Y							5						*
	MODERATE HOUSING FUND					13/14																
109	ERAF LOAN FROM LOW & MODERATE HOUSING FUND	SERVADA	4/20/2005	11/1/2030	LANCASTER HOUSING BUCCESSOR	FROM HOUSING TO ED DUE FY	Residential	665,342	N	\$ 656.34										686,347		\$ 888.54
-	HAT WATER ONE	Services	WOODS IN	Tilliann -	CANADA AND AND ADDRESS OF THE PARTY NAMED IN	14/15	in parties	760,00		1.00	THE RESERVE	Constitution of	RE When		110-years 10	-	SALE HEAD	-	inc.yo	11.00	In the second	1507
	ROCENTE HOUSING FUND		The second		ROBBON	reconscione to some or									1000	2011		NVENT D	151U100			8110 110
177	SHERFF ESCROW ADMINISTRATION FEES	Fees	12/15/2004	12/15/2023	BANK OF NEW YORK	SHERIFF'S BONDS ISSUE ESCROW	Amargona	4,500	N	1 75				756		\$ 750						1
219		Bonds tusued Ort or Before 12/31/10	4/22/2015	4/22/2055	U S BANK	DEST SVC CBD 2010 LEASE REVENUE BONDS	CBO	7,248,230	N	\$ 406,73			282,706			\$ 252,709			124,026			\$ 1340
231	SHERFF FACILITIES BOND	Fees	12/15/2004	12/15/2023	USBANK	THUSTER FEES CO SHOWER	ALL	9,000		1 150				1,50		1 1,500						1
281	ARBITRAGE REBATE	Familians	12/15/2004 3/16/2009	12/15/2023 6/30/2016	N B S WILLDAN, OR	ARBITRAGE REBATE	ALL	9,000	N N	\$ 1.50	1		-	1.50		\$ 1,500						3
	CALCULATIONS (VARIOUS ISSUES)				OTHER PROVIDER	CALCULATIONS (VARIOUS ISSUES)																
	CHEMICAL CHARLES		SCHOOL STATE	AUCON CO	CALIFORNIA PLAN	POST CARCAGOS SANDERS OF CARCAGOS CARCA	44	50.50	Silve	EQUIT.	108000	Beaution.					. National			a grant		0.00
100	SENSORES OF FEMALES.			100 L		POSMER CANCASTOR PERSONAL CANCASTOR			MS.			line to	is the said	To deep							Carried .	
	AGENCY CHICAGO TO STATE OF		5/8/2013	6/30/2018	CITY OF LANCASTER	DLPBID FEES DUE ON PROPERTY	200	31,000	N N	1 6,20				6.10		1 6,100						
290	DLFBID FEES DUE ON PROPERTY DWNED BY CRPTF/SA	Рторету манципалсе	2010/01/01	6/3G/2G18	CITY OF DANCASTER	OWNED BY CRPTF/SA	100	31,000	"	6,20	ĺ			6.20		1 6,400						
291	MOSQUITO ABATEMENT	Property Maintenance	1/1/2010	6/30/2044	A V MOSQUITO	WOSQUITO ABATEMENT DISTRICT	VAROUS	10,500	N	\$ 50	-		-	50		\$ 500						1
	DISTRICT FEES DUE ON PROPERTY OWNED BY		1		ABATEMENT DISTRICT	FEES DUE ON PROPERTY OWNED BY CRPTF/SA						1									. 11	
	CRPTF/SA DO FIRE 2004 TAX ALLOCATION	Bonds Hailed On at Before	12/22/2004	12/1/2023	U S BANK	DEBT SWC-CO-FIRE 2004 TAX	ALC	4,827,500	N	\$ 807,05	5		716.531			5 716.531			90.511			\$ 90.5
	BONDS	12/31/10 Bonds Issued On or Before	12/22/2004	12/1/2023	U S BANK	ALLOCATION BONDS DEBT SVC-CO SHERIFF 2004 TAX	40	16,340,794	- 71	\$ 1,728,82	1	_	1,536,600			\$ 1,536,636			192.219			1 1923
	ALLOCATION BONDS 2015 A & B HOUSING REFUNDING	13/31/10	V-10-00-00-00-00-00-00-00-00-00-00-00-00-	9/1/2035	USBANK	ALLOCATION BONDS DEBT SWC-2015 ALIB HOUSING	-	31,906,901		\$ 1527.20	1		10.00.0	1,527,20		\$ 1,527,206						
- 1	BONDS	10/27/12	Politica C	DOLENC.	N. SECTION	REFUNDING BONDS	744		V 3.0					1,001,00		1 021 200						
0.00	2015 A & B HOUSING REPUNDING BONDS	100000000	3/1/2015	B/1/2035	US BANK	HOUSING REFUNDING	COMBINED	54,000		1 300										3,000		1 3,0
301	SCHOOL DISTRICT (AVUHSD)	Misceraneous	824/2015	12/31/2018	ANTELOPE VALLEY UNION HIGH SCHOOL	TO TAX SHARING PAYMENTS OF	ALL	54,660		\$ 54,65				54,65	1	\$ 54,850						•
	UNPAID PASS THROUGHS		15-44-54		DISTRICT	THE FORMER LANCASTER REDEVELOPMENT AGENCY																
302	PROPERTY MAINTENANCE COSTS ON LAND HELD BY THE	Property Maintenance	1/1/2016	1/1/2021	VARIOUS	PROPERTY MAINTENANCE COSTS ON LAND HELD BY THE CRPTF	VARIOUS	300,000	М	\$ 20,00	0			10,00	9	\$ 10,000				10,000		\$ 100
	CRPTF PRE-DISSOLUTION LOAN #1 PER	Charles and Charles	12/76/1994	12/31/2043	CITY OF LANGASTER	PRIE-DISSOCUTION LOAN #1 PER	Arr.	5,440,683	N	1	1	-						-				1
304	RESO OB 23-13	06/28/11), 3rd party agmi- nfrastructure	- New way	- LOW WALL	S. C. C. S.	RESO OB 23-13	-	J. en. 00)														
305	PRE-DISSOLUTION LOAN #7 PER RESO OB 24-13	City/County Loan (Prior	5/6/1984	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #2 PER	ALL	2,377,551	N	1	-					1						3
		06/28/11), 3rd party agmi- nfrastructure				RESO 08 24-13																-
	RESO 08 25-13	City/County Loan (Prior 06/26/11), Other	0/5/1994	1201/2043	CITY OF LANCASTER	PRE-DISSOLUTION COAN #3 PER RESO OR 35-13	ALL	1,245,690	N.	1	*					1 11						
307	PRE-DISSOLUTION LOAN #4 PER	City/County Loan (Prior 06/26/11), Other	3/4/1965	12/31/2043	CITY OF LANCASTER	PRE DISSOLUTION LOAN #4 PER RESO OB 26-13	ALL		K	1	•					5						,
	PRE-DISSOLUTION LOAN #5 PER	City/County Loan (Prior 0606/11), Other	6671994	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #5 PER RESO OB 27-13	ALL,	5,808,65	N	1	-					5						*
309	PRE-DISSOLUTION LOAN NO PER RESO OB 25-13	City/County Loan (Prior 06/26/11), Other	5/15/1995	12/31/2043	CITY OF LANCASTER	PRE DISSOLUTION LOAN 95 PER RESO OB 28-13	ALL	227,591	N:	1	•					5 /						
310	PRE-DISSOLUTION LOAN \$7 PER	CifyCoulty Lean (Prior	4/12/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #7 PER	ALL	807,038	N	t	1					: :						1
		06/28/11), Other		1000000	CITY OF LANCASTER	RESO OB 29-13	-															
311	PRE-DISSOLUTION LOAN MI PER RESO OB 30-13	Otycounty Loan (Prior 06/28/11) 3rd party agmi-	4/12/1996	12/31/2043	CITY OF LANCASTEN	RESO OB 30-13	ALL	6.346.712	76	1	-1	1										

Lancaster Recognized Obligation Payment Schedule (ROPS 18-18) - ROPS Detail July 1, 2018 through June 30, 2019

-						T		prepor	(yearsour	s in Whole Dol												
		c	0	e		a	н	-1	3	к	ı	м	N	0		9	a	1	7	U	v	
+												18.19	A / July - Docer	mberi				18,19	R Lianuary .	June		
П														18-19A (July - December) Fund Sources				18-198 (January - June) Fund Sources				
			Contract/Agreement	Carract/Agreement				Total Outstanding		ROP8 18-19						18-19A						16-
1	Project Name/Detri Obligation PRE-DISSOLUTION LOAN #9 PER	Obligation Type	Execution Date:	Termination Date 12/31/2043	CITY OF LANGASTER	PRE DISSOLUTION LOAN #9 PER	Project Area	Debt or Obligation	Retired N.	Total	Bord Proceeds	Reserve Balance	Other Funds	RPTIF	Admin RP7TH	Total	Band Proceeds	Reserve Balance	Other Funds	RRTTF	Admin RPTTF	To
R	RESO OB 31-13	06/36/11), 3rd party agmi-	401001990	12/31/2043	CITY OF CANCASTER	RESO OB 31-13	MLL.	306.330	N.													
Į,	PRE-DISSOLUTION LOAN ING PER	ofrastructure ConCounty Loan (Prov.	5/15/1995	(2010043	CITY OF LANCASTER	PRE DISSOLUTION LOAN #10 PER	ALL		N	1						1	_		_			5
P	RESO 08 32 13	06/26/11), 3rd party egma-		ten inch		RESO OB 32-13			350													-
10	PRE-DISSOLUTION LOAN #11 PER	infrastructure ChyCounty Loan (Prior	4/15/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #11 PER	ACL	92,455	N.	1									_			1
A	NESO OB 33-13	06/29/11), Property Iransaction				RESO OB 33-13												1				11
4	RE-DISSOLUTION LOWI #12 PER	City/County Loan (Prior	415/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #12 PER	ALL	36,979	N.	\$			-									5
P		06/28/11), 3rd party agmit- infrastructure		Annua Contractor		RESO OB 34-13																
中	RE-DISSOLUTION LOAN #13 PER	City/County Loan (Prior	6/30/1996	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #13 PER RESO OB 35-13	ALL	15,030,125	. 14	1						1 1						1
		06/28/11) 3rd party agmt- nfrastructure																				
0	PRE-DISSOLUTION LOAN #14 PER RESO OB 36-13	06/28/11) Property	6/70/1907	12/31/2043	CITY OF LANCASTER	PRE DISSOLUTION LOAN #14 PER RESO OB 36-13	ALL	362,625	NE.	1												5
U		transaction																				
P H	PRE-DISSOLUTION LOAN #15 PER RESO OR 37-13	D5/28/11) 3rd party agmi-	11051907	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #15 PER RESO OB 37-13	ALL	1,000,583	N	*												
		infrastructure City/County Lean (Prior	6/30/1996	12/01/2040	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #16 PER	ALL	1,779,625														-
ļa	RESO 08 36 13	05(35/11), Other				RESO OB 38-13																
10	PRE-DISSOLUTION LOAN #17 PER RESO OR 39-13	City/Courny Loan (Prior 06/28/11), Property	4/18/2000	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #17 PER RESO OB 39-13	ALL	1.587,732	14							•						3
1		transaction								-												
in	RESO 08 49 13	City/County Lean (Prior 06/28/11), Other	6/22/2004	12/31/2043	CITY OF LANCASTER	RESO 08 40-13	ALL	985,449		3						•						
0	PRE-DISSOLUTION LOAN #19 PER	City/County Loan (Prior	6/30/2002	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #19 PER RESO OB 41-13	ALL	1,304,093	N	1						1 .						
Г		Humsackon																				
PR	PRE-DISSOLUTION LOAN #20 PER RESO OB 42-13	OS/28/11) 3rd party agent-	5/30/2002	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #20 PER RESO OB 42-13	ALL	1,154 071	N	3												
		intrastrutture																				
	PRE-DISSOLUTION LOAN #21 PER RESO OB 43-13	06/28/11), Property	6/30/2002	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #21 PER RESO OB 43-13	ALL	693,758	N.													1
	FRE-DISSOLUTION LOAN #22 PER	transaction	5/30/2004	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN 222 PER	er.	650,500	N			_	_									
F	RESO OB 44-13	06/28/11) 3rd party agmi-	2302004	12/3 1/2043	CITY OF DOVEMBLER	RESO QB 44-13																
P	PRE-DI6SOLUTION LOAN #23	Infrastructure City/County Loan (Prior	6/22/2004	12/31/2043	CITY OF LANCASTER	PRE-DISSOLUTION LOAN #23 FER	ALL:	669,375	N	1						5 .	_	_	_			3
P	PER RESO 08 45 13	06/28/11) Property transaction				RESO OB 45-13		7,7,5	1													
P	PRE-DISSOLUTION LOAN #24 PER	CryCourty Loan (Pror	6302011	12/31/2043	CITY OF LANCASTER		ALL	2.464	N	3						9 .						1
5	RESO 08 45 13 2015 A-1 & A-2 TAX AULOCATION	06/28/115 Other Returning Bonds Issued After	2/1/2016	M1/2038	US BANK	RESO DB 46-13 DEBT SERVICE-2016 A-1 & A-2 TAX	COMBINED	79.252.750	N	\$ 4,651,03				4.661,031	-	\$ 4,661,031		_				3
F	REFUNDING BONDS (NON- HOUSING)	6/27/12	Contract of	20000	1	ALLOCATION REFUNDING BONDS	08/17/02/55	17/18/20/04	- 22	3,457,657,0				1000000								(0-1
3	NOTATION LIA BLI & BLI & BLI OCATION	Refunding Bonds Issued After	2/1/2016	6/1/2037	US BANK	20168 TAX ALLOCATION	COMBINED	22 552 944	N	\$ 1,248.70				1,248,700		1,248,700						1
	REFUNDING BONDS (SCHOOLS)		2/1/2016	6/1/2036	USBANK	REFUNDING BONDS (SCHOOLS)	COMBINED	63 000	- N	1 300		-					_			3,000		-
p	REFUNDING BONDS (NON-	1		1				7727	- 452											-	1	150
ž	HOUSING) 2016 B-1 & B-2 TAX ALLOCATION	Fees	2/1/2016	8/1/2027	U S SANK	TRUSTEE FEES-2016 S-1 4 S-2	DOMBINED	57,000	N	\$ 3,00		1			_	\$.				3,000		3
H	HEFUNDING BONDS (SCHOOLS) ADMINISTRATIVE EXPENSES.	Admin Costs	70/2017	6/30/2018	CITY OF LANCASTER	ADMINISTRATIVE EXPENSES JULY	ALI	5,000										_				-
j	JULY 2017 JUNE 2016		15142571	S. Howard St.		2017 - JUNE 2018	-			-												-
İ	2017 A & B HOUSING REFUNDING BONDS	W27/12	3/31/2017	8/1/2036	USBANK	REFUNDING BONDS	COMBINED	90 748 550	N	\$ 5,126,26				0,126,363		\$ 5,126,263						
2	2017 A & B HOUSING REFUNDING BONDS	Fees	301/2017	8/1/2039	U S BANK	TRUSTEE FEES-2017 A & B HOUSING REFUNDING BONDS	COMBINED	86,000	N	\$ 3,00						\$.				3,000		3
2	2016 CO BOND REFUNDING FINE	Retunding Bonds Issued After	301/2018	12/1/2023	USBANK	DERT SVC 2017 REFUNDING OF	COMBINED		74	1						1						
7	2018 CO BOND REFUNDING-FIRE	6/27/12 Fees	3/31/2018	12/1/2023	U S BANK	2004 CO BOYOS FIRE TRUSTEE FEES-2017 REFUNDING	COMBINED	1	N	1		_			-			_				-
			Vaccination in the second		J.	OF 2004 CC BONOS-FIRE				1.								_				
ŧ	2018 CO BONO REFUNDING- SHERIFF	Refunding Bonds Issued After 6/27/12	CO.857	12/1/2023	USBANK	DEST SVC-2017 REFUNDING OF 2004 CO BONDS-SHERFF	COMBINED		, N													1
4	2018 CO BOND REFUNDING- SHERFF	Fees	2010018	12/1/2023	U.S.BANK	TRUSTEE FEES 2017 REPUNDING OF 2004 CO BONDS-SHERFF	COMPLINED		N	\$						5						
	COMPOSTRATIVE EXPENSES	Artmin Costs	7/1/2018	5/30/2019	CITY OF LANCASTER	ADMINISTRATIVE EXPENSES JULY	ALL	440.312	N	\$ 440,31					220,156	\$ 220,156					220,100	3
	ULY 2016-JUNE 2019					2018 - JUNE 2019			N							1						3
									N	1						\$						1
									34	1						5						1
								-	N N	1						1	-					1
					,				N N	1 5												1
									. 14	3						\$						5
						+			N N	1						1	-					1
							1	-	N			-				-	-					4

Lancaster Recognized Obligation Payment Schedule (ROPS 18-19) - Report of Cash Balances July 1, 2015 through June 30, 2016 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet C G н A В D Ε **Fund Sources** Bond Proceeds Reserve Balance Other RPTTF Prior ROPS period balances Prior ROPS and **RPTTF** DOR RPTTF Bonds issued on Bonds issued on distributed as Rent. Non-Admin balances Cash Balance Information for ROPS 15-16 Actuals or before or after reserve for future grants. and retained (07/01/15 - 06/30/16) 12/31/10 01/01/11 period(s) interest, etc. Admin Comments 1 Beginning Available Cash Balance (Actual 07/01/15) 630,478 2 Revenue/Income (Actual 06/30/16) RPTTF amounts should tie to the ROPS 15-16 total distribution from the County Auditor-Controller during June 2015 and January 2016. 2,404,019 19,856,718 3 Expenditures for ROPS 15-16 Enforceable Obligations (Actual 06/30/16) 2,174,374 19,856,718 4 Retention of Available Cash Balance (Actual 06/30/16) RPTTF amount retained should only include the amounts distributed as reserve for future period(s) 5 ROPS 15-16 RPTTF Balances Remaining No entry required 6 Ending Actual Available Cash Balance (06/30/16) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 + 5) Land sales revenue to be remitted to CAC or

used for other enforceable obligations

860.123

Lancaster Recognized Obligation Payment Schedule (ROPS 18-19) - Notes July 1, 2018 through June 30, 2019						
Item #	Notes/Comments					
45-348	Still in negotiations to possibly refund 2004 Fire & Sheriff Bonds					
_						
-						

STAFF REPORT

Lancaster Successor Agency Oversight Board

NB 2

01/16/18

MVB

Date: January 16, 2018

To: Chair Brubaker and Board Members

From: Pam Statsmann, Finance Director of the City of Lancaster

Subject: Successor Agency Administrative Budgets for the Periods July 1, 2018 to

December 31, 2018 and January 1, 2019 to June 30, 2019

Recommendation:

Adopt **Resolution No. OB 03-18**, approving the Successor Agency Administrative Budgets for the periods of July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019, as detailed in Attachments A & B.

Fiscal Impact:

The expenditures listed in the attachments are to be paid from property tax distributions, note payments, other revenues, and if needed, loans from the City of Lancaster.

Background:

Health and Safety Code Section 34177(j) requires the Successor Agency to adopt six month budgets. These budgets are developed from the enforceable obligations listed on the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019. Each of the two budgets recommended for approval covers the corresponding six month periods of July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019.

PS:jh

Attachment:

Resolution No. OB 03-18

Attachment A - Successor Agency Administrative Budget for the period July 1, 2018 to December 31, 2018

Attachment B - Successor Agency Administrative Budget for the period January 1, 2019 to June 30, 2019

RESOLUTION NO. OB 03-18

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING LANCASTER SUCCESSOR AGENCY ADMINISTRATIVE BUDGETS FOR THE PERIODS JULY 1, 2018 TO DECEMBER 31, 2018 AND JANUARY 1, 2019 TO JUNE 30, 2019

WHEREAS, the Lancaster Successor Agency Oversight Board (Oversight Board) has been established to direct the Successor Agency to take certain actions to wind down the affairs of the Lancaster Redevelopment Agency in accordance with the California Health and Safety Code; and

WHEREAS, the Lancaster Successor Agency Oversight Board desires to approve the Lancaster Successor Agency Administrative Budgets for the periods July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019; and

WHEREAS, a copy of each budget has been made available for review by the members of the Lancaster Successor Agency Oversight Board prior to the meeting at which this matter is being considered;

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board approves the Successor Agency Administrative Budgets as detailed in Attachments A & B.

SECTION 2. The City Clerk of the City of Lancaster shall certify to the adoption of this Resolution.

Resolution No. OB 03-18 Page 2	
PASSED, APPROVED and ADOPTED this 16 th of	day of January, 2018, by the following vote:
AYES:	
NOES:	
NOES.	
ABSTAIN:	
ABSENT:	
ATTEST:	APPROVED:
BRITT AVRIT, MMC	ELIZABETH BRUBAKER
City Clerk	Chair
Lancaster, CA	Lancaster Successor Agency Oversight Board
STATE OF CALIFORNIA } COUNTY OF LOS ANGELES }ss CITY OF LANCASTER }	
CERTIFICATION O LANCASTER SUCCESSOR AC	
I,,, hereby certify that this is a true and correct copy which the original is on file in my office.	City of Lancaster, CA, do y of the original Resolution No. OB 03-18, for
WITNESS MY HAND AND THE SEAL OF THe day of	HE CITY OF LANCASTER, on this
(seal)	

Attachment A LANCASTER SUCCESSOR AGENCY Administrative Budget for the Period July to December 2018

ADMINISTRATIVE ALLOWANCE		\$ 220,156
Obj/Div Li	Line	
Code It	tem Expenditures	
991-4540 10	01 Salaries - Permanent	\$ 100,055
991-4540 1X	XX Benefits	50,101
	TOTAL SALARIES	\$ 150,156
991-4540 25	51 Successor Agency Operations	\$ 15,000
991-4540 30	01 Professional Services	30,000
991-4540 30	03 Legal Services	20,000
991-4540 30	04 Audit Services	5,000
	Annual Financial Audit & Financial Reports	
	SUBTOTAL OPERATIONS & MAINTENANCE	\$ 70,000
TOTAL EXPENDITURES BUDGET		\$ 220,156

Attachment B LANCASTER SUCCESSOR AGENCY Administrative Budget for the Period January to June 2019

ADMINISTRATIVE ALLOWANCE

\$ 220,156

		=	
Line			
Item	Expenditures		
101	Salaries - Permanent	\$	100,055
1XX	Benefits		50,101
	TOTAL SALARIES	\$	150,156
251	Successor Agency Operations	\$	15,000
301	Professional Services		30,000
303	Legal Services		20,000
304	Audit Services		5,000
	Annual Financial Audit & Financial Reports		
	SUBTOTAL OPERATIONS & MAINTENANCE	_\$	70,000
TOTAL EXPENDITURES BUDGET \$ 220,15		220,156	
	101 1XX 251 301 303 304	Item Expenditures 101 Salaries - Permanent 1XX Benefits TOTAL SALARIES 251 Successor Agency Operations 301 Professional Services 303 Legal Services Audit Services Annual Financial Audit & Financial Reports SUBTOTAL OPERATIONS & MAINTENANCE	Item Expenditures 101 Salaries - Permanent \$ 1XX Benefits TOTAL SALARIES \$ 251 Successor Agency Operations \$ 301 Professional Services 303 Legal Services 304 Audit Services Annual Financial Audit & Financial Reports SUBTOTAL OPERATIONS & MAINTENANCE \$

STAFF REPORT

Lancaster Successor Agency Oversight Board

NB 3

01/16/18

MVB

Date: January 16, 2018

To: Chair Brubaker and Board Members

From: Chenin Dow, Economic Development Manager of the City of Lancaster

Subject: Subordination Agreement with Antelope Valley Mazda

Recommendation:

Adopt **Resolution No. OB 04-18**, authorizing the City Manager or his designee to enter into a subordination agreement with Antelope Valley Mazda, Inc. to allow for the installation of solar panels at the dealership site.

Fiscal Impact:

None.

Background:

On average, the dealerships of the Lancaster Auto Mall have collectively contributed \$2.2 million annually to the City's coffers via sales tax revenue over the past five years. Recognizing this tremendous potential for revenue generation, the Lancaster Redevelopment Agency entered into an agreement in 2008 to bring a new Mazda dealership to the Lancaster Auto Mall.

This agreement, an Acquisition of Operating Covenant and Restrictive Covenants, committed Antelope Valley Mazda to operate in the Lancaster Auto Mall for a period of 20 years. In return, the Agency provided a loan of \$1.5 million for construction of the new dealership. This loan was secured by a sales tax guarantee ensuring that the City would receive a specified amount of sales tax from the new dealership each year, yielding the full \$1.5 million plus 6% interest. The loan was also secured by a lien on the property.

Now, in keeping with the City of Lancaster's net-zero electricity goals, AV Mazda is seeking to install solar power at its dealership. This represents a new opportunity to integrate still more renewable energy into Lancaster's energy portfolio at no cost to the City. In order to make this possible, the Successor Agency must agree to subordinate its lien on the property to another lender, who will provide the construction financing needed for the solar power.

This action will not affect the original agreement; Antelope Valley Mazda must continue to repay the full amount of the loan, plus interest. The dealership is current on all payments and continues to meet the other obligations outlined in the agreement. This action will merely allow for construction of solar panels to take place on the dealership site. Similar subordinations have routinely been executed for other dealerships throughout the Auto Mall.

The Lancaster Successor Agency approved this action at its regular meeting on January 9, 2018.

Attachments:

Resolution No. OB 04-18 Subordination Agreement

RESOLUTION NO. OB 04-18

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO A SUBORDINATION AGREEMENT WITH **ANTELOPE** VALLEY MAZDA. INC. TO ALLOW FOR THE INSTALLATION OF SOLAR **PANELS** ATTHE **DEALERSHIP SITE**

WHEREAS, Health and Safety Code Section 34179 (e) states all actions taken by an oversight board shall be approved by resolution; and

WHEREAS, Health and Safety Code Section 34181 (e) states that the oversight board may approve any amendments to agreements between the dissolved redevelopment agency and any private parties if it finds that amendments would be in the best interests of the taxing entities; and

WHEREAS, in 2008, the Lancaster Redevelopment Agency approved an Acquisition of Operating Covenant and Restrictive Covenants with Antelope Valley Mazda, Inc. to locate a new Mazda dealership in the Lancaster Auto Mall for a period of 20 years in exchange for a loan of \$1.5 million plus 6% interest to construct the new dealership, secured by a sales tax guarantee and lien on the property; and

WHEREAS, Antelope Valley Mazda, Inc. is current on all payments for said loan; and

WHEREAS, the original Deed of Trust contains the provision that "the Beneficiary [Redevelopment Agency] agrees to subordinate its lien under this Subordinate Deed of Trust and the Promissory Note to the lien of any financial institution providing construction or permanent financing for the Dealer Improvements; provided that such subordination shall not apply to any refinancing of such construction or permanent financing without the Beneficiary's prior written consent"; and

WHEREAS, Antelope Valley Mazda, Inc. is seeking to obtain construction financing for the installation of solar power, in keeping with the renewable energy goals of the City of Lancaster and the State of California; and

WHEREAS, subordination of the former Redevelopment Agency's lien is necessary to obtain said financing to allow for this renewable energy project to proceed.

NOW THEREFORE, BE IT RESOLVED by the Lancaster Successor Agency Oversight Board, as follows:

SECTION 1. The Lancaster Successor Agency Oversight Board authorizes the City Manager or his designee to enter into a subordination agreement with Antelope Valley Mazda, Inc. to allow for the installation of solar panels at the dealership site.

SECTION 2. The Successor Agency shall maintain this Resolution on file as a public record.

Resolution No. OB 04-18 Page 2	
PASSED, APPROVED and ADOPTED this 16th	day of January, 2018, by the following vote:
AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
ATTEST:	APPROVED:
BRITT AVRIT, MMC City Clerk Lancaster, CA	ELIZABETH BRUBAKER Chair Lancaster Successor Agency Oversight Board
STATE OF CALIFORNIA } COUNTY OF LOS ANGELES } ss CITY OF LANCASTER }	
	OF RESOLUTION GENCY OVERSIGHT BOARD
I,, hereby certify that this is a true and correct copy of the original is on file in my office.	City of Lancaster, CA, do of the original Resolution No. OB 04-18, for which
WITNESS MY HAND AND THE SEAL OF TH	HE CITY OF LANCASTER, on this day
(seal)	

When recorded, mail to:

Larry W. Telford, Esq. Severson & Werson One Embarcadero Center Twenty Sixth Floor San Francisco, CA 94111

(Space above this line for recorder's use)

Filed for Record at Request of First American Title Insurance Company

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT dated December ____, 2017 (this "Agreement"), is by and between SUCCESSOR AGENCY OF THE FORMER LANCASTER REDEVELOPMENT AGENCY ("LRA"), FORD MOTOR CREDIT COMPANY LLC, a Delaware limited liability company ("FMCC"), and MICHAEL H. JOHNSON AND PATRICIA E. JOHNSON AS TRUSTEES OF THE JOHNSON FAMILY TRUST DATED JULY 17, 1990 ("Owner").

Owner holds the fee interest in the premises located at 1101 and 1155 Automall Drive, Lancaster California 93534, more particularly described in Schedule A attached hereto (the "Premises"), and

LRA is the present beneficiary of that certain Deed of Trust With Assignment of Rents ("LRA Deed of Trust") dated January 9, 2009, from Owner to the trustee identified therein for the benefit of Lancaster Redevelopment Agency, a redevelopment agency created pursuant to the Community Redevelopment Law, as beneficiary, and recorded in the Official Records of Los Angeles County as Doc. #20090086155, encumbering the Premises; and

FMCC proposes to lend to Owner the sum of \$______ (the "Loan"), to be evidenced by a promissory note in the principal amount of \$______ (the "Note") from Owner to the order of Lender and secured by a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing ("FMCC Deed of Trust"), from Owner to the trustee identified therein for the benefit of FMCC, as beneficiary, encumbering the Premises; and

Lender will not make the Loan unless LRA agrees to subordinate the LRA Deed of Trust to the FMCC Deed of Trust, and

The proceeds of the Loan will be used to refinance existing indebtedness not including that secured by the LRA Deed of Trust, and LRA will benefit from the Loan to Owner;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, receipt and sufficiency of which is acknowledged, the parties hereby agree:

- 1. That the FMCC Deed of Trust, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the LRA Deed of Trust;
- 2. That this Agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the LRA Deed of Trust to the lien or charge of the FMCC Deed of Trust.
 - 3. Owner consents to the terms of this Agreement.

IN WITNESS WHEREOF, LRA, FMCC and Owner have caused this instrument to be executed as of the date set forth above.

LR	A:
5 50	CCESSOR AGENCY OF THE FORMER NCASTER REDEVELOPMENT AGENCY
Ву	
Na	me:
Titl	e:
FO	CC: RD MOTOR CREDIT COMPANY LLC, elaware limited liability company
Ву:	Jon Crozier Regional Manager
OW	NER:
Ву:	Michael H. Johnson Trustee of Johnson Family Trust Dated July 17, 1990
Ву:	Patricia E. Johnson Trustee of Johnson Family Trust Dated July 17, 1990

State of California	} } ss
County of	} }
me that he/she/they executed his/her/their signature(s) on the person(s) acted, executed the	
I certify under PENAL1 foregoing paragraph is true an	TY OF PERJURY under the laws of the State of California that the od correct.
	WITNESS my hand and official seal.
	Signature
(Seal)	

State of California	}
County of	<pre>} ss }</pre>
person(s) whose name(s) is/ that he/she/they executed t	2017 before me,, personally proved to me on the basis of satisfactory evidence to be the are subscribed to the within instrument and acknowledged to me the same in his/her/their authorized capacity(ies), and that by the instrument the person(s), or the entity upon behalf of which the instrument.
I certify under PENAL foregoing paragraph is true a	TY OF PERJURY under the laws of the State of California that the nd correct.
	WITNESS my hand and official seal.
	Signature
(Seal)	

State of California	} } ss
County of	<i>y</i> 55 }
person(s) whose name(s) is/a that he/she/they executed the	2017 before me,
I certify under PENAL1 foregoing paragraph is true an	TY OF PERJURY under the laws of the State of California that the id correct.
	WITNESS my hand and official seal.
	Signature
(Seal)	

State of California	} } ss
County of	}
appeared Patricia E. Johnsor person(s) whose name(s) is/ that he/she/they executed t	2017 before me,
I certify under PENAL foregoing paragraph is true as	TY OF PERJURY under the laws of the State of California that the nd correct.
	WITNESS my hand and official seal.
*	Signature
(Seal)	

SCHEDULE A

Description of Property

The land referred to is situated in the City of Lancaster, County of Los Angeles, State of California, and is described as follows:

PARCELS 1 THROUGH 3 AS SHOWN ON LOT LINE ADJUSTMENT OR PARCEL MERGER NO. LLA 92-02, AS EVIDENCED BY DOCUMENT RECORDED JULY 12, 1993 AS INSTRUMENT NO. 93-1332748 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 1 THROUGH 3 INCLUSIVE OF PARCEL MAP NO. 20314, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED APRIL 17, 1989 AS INSTRUMENT NO. 89-596226 IN BOOK 216 PAGES 80 THROUGH 82, INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCELS 1 AND 2 OF SAID PARCEL MAP.

EXCEPTING THEREFROM THE EASTERLY 16.02 FEET OF SAID PARCEL 2.

PARCEL 2:

THE EASTERLY 16.02 FEET OF PARCEL 2 OF SAID PARCEL MAP.

TOGETHER WITH THE WESTERLY 49.65 FEET OF PARCEL 3 OF SAID MAP.

PARCEL 3:

PARCEL 3 OF SAID PARCEL MAP.

EXCEPTING THEREFROM THE WESTERLY 49.65 FEET OF SAID PARCEL 3.

ALSO EXCEPTING THEREFROM THE EASTERLY 53.01 FEET OF SAID PARCEL 3.

APN: 3125-024-026 (Affects Parcel 3 of Parcel 2 and 3) 3125-024-028 (Affects Parcel 1 and Parcel 2 of Parcel 2)