



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

June 19, 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, June 15, 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, JUNE 19, 2018**

MINUTES

M 1. Adopt **Resolution No. OB 10-18**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of May 15, 2018.

NEW BUSINESS

NB 1. Land Sale

Recommendation:

Adopt **Resolution No. OB 11-18**, approving the transfer of certain property to the City of Lancaster and making certain findings in connection therewith; and authorize the Executive Director, or his designee, to execute all related documents.

EXECUTIVE DIRECTOR ANNOUNCEMENT

CITY CLERK ANNOUNCEMENT

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

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
REGULAR MEETING AGENDA
TUESDAY, JUNE 19, 2018**

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
06/19/18
MVB

**LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
MEETING MINUTES
May 15, 2018**

CALL TO ORDER

Chair Brubaker called the meeting to order at 4:00 p.m.

ROLL CALL

PRESENT: Board Members Knudson, Vose, Walker; Chair Brubaker

ABSENT: Board Members Shepherd-Troth, Smith; Vice Chairman Vierra

STAFF

MEMBERS: City Manager, Finance Director, Deputy City Clerk, Economic Development Manager

PLEDGE OF ALLEGIANCE

Board Member Vose

AGENDA ITEMS TO BE REMOVED

None

M 1. MINUTES

On a motion by Board Member Knudson and seconded by Board Member Walker, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 07-18**, approving the Lancaster Successor Agency Oversight Board Regular Meeting minutes of March 20, 2018, by the following vote: 4-0-0-3; AYES: Knudson, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Shepherd-Troth, Smith, Vierra

NB 1. SALE OF LAND TO AVMC, LLC

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

On a motion by Board Member Vose and seconded by Board Member Knudson, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 08-18**, approving a purchase and sale agreement with AVMC, LLC for an 8-acre portion of APN 3125-009-904 and authorizing the Executive Director or his designee to execute all related documents, by the following vote: 4-0-0-3; AYES: Knudson, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Shepherd-Troth, Smith, Vierra

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
MEETING MINUTES
MAY 15, 2018

NB 2. SALE OF LAND TO FRABER PROPERTIES II, LLC

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

On a motion by Board Member Walker and seconded by Board Member Vose, the Lancaster Successor Agency Oversight Board adopted **Resolution No. OB 09-18**, approving a purchase and sale agreement with Fraber Properties II, LLC for the sale of APNs 3105-001-915 and 3105-001-916, comprising a 10.46-acre site in the Fox Field Industrial Corridor; and authorizing the Executive Director, or his designee, to execute all related documents, by the following vote: 4-0-0-3; AYES: Knudson, Vose, Walker, Brubaker; NOES: None; ABSTAIN: None; ABSENT: Shepherd-Troth, Smith, Vierra

EXECUTIVE DIRECTOR ANNOUNCEMENT

The City Manager identified July 1, 2018 as the end date for this Oversight Board, and indicated the last meeting would take place in June.

CITY CLERK ANNOUNCEMENT

None

PUBLIC BUSINESS FROM THE FLOOR - *NON-AGENDIZED ITEMS*

None

BOARD MEMBER COMMENTS

Board Member Knudson identified he would be out of the Country in June.

Board Member Walker inquired on Form 700 requirements for leaving office.

The City Attorney identified the City Clerk's office would work directly with the Board Members regarding the Form 700 requirements for leaving office.

ADJOURNMENT

Chair Brubaker adjourned the meeting at 4:15 p.m. and stated the next regular meeting of the Lancaster Successor Agency Oversight Board will take place on Tuesday, June 19, 2018 at 4:00 p.m.

LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD
MEETING MINUTES
MAY 15, 2018

PASSED, APPROVED and ADOPTED this 19th day of June, 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 }

CERTIFICATION OF MINUTES
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster Successor Agency Oversight Board minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

RESOLUTION NO. OB 10-18

A RESOLUTION OF THE LANCASTER SUCCESSOR
AGENCY OVERSIGHT BOARD APPROVING THE
MEETING MINUTES OF MAY 15, 2018

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 May 15, 2018 Meeting Minutes attached hereto.

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

PASSED, APPROVED and ADOPTED this 19th day of July, 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 }

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. OB 10-18, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

STAFF REPORT
Lancaster Successor Agency Oversight Board

NB 1
06/19/18
MVB

Date: June 19, 2018
To: Chair Brubaker and Board Members
From: Chenin Dow, Economic Development Manager of the City of Lancaster
Subject: **Land Sale**

Recommendation:

Adopt **Resolution No. OB 11-18**, approving the transfer of certain property to the City of Lancaster and making certain findings in connection therewith; and authorize the Executive Director, or his designee, to execute all related documents.

Fiscal Impact:

The sales will yield proceeds of \$2,000,000. As the property in question belongs to the Successor Agency to the former Lancaster Redevelopment Agency, these funds will be forwarded to Los Angeles County for disbursement to the affected taxing agencies.

Background:

The proposed purchase and sale agreements would dispose of vacant properties located at three sites throughout Lancaster in accordance with the Long-Range Property Management Plan approved in 2013. The affected properties include various parcels in the Front Row Center area, located adjacent to Cinemark 22 Theatres; an unimproved parcel located near the northeast corner of Avenue K-8 and 15th Street West; and a parcel located on the southwest corner of Avenue J and Beech Avenue.

Pricing for each of these sites is as follows:

- 3153-067-900: \$60,000
- 3153-067-912: \$50,000
- 3153-067-007, -008, -009: \$140,000
- 3153-067-045, -046, -047, -048: \$160,000
- 3132-009-901: \$20,000
- 3153-015-958: \$680,000
- 3153-015-959: \$860,000
- 3125-009-904: \$30,000

Despite continuously marketing these properties for sale since 2011, no offers have been received from the private sector to date for all but two neighboring parcels (APNs 3153-015-985 and -959), totaling 6.92 acres. For this site, a contingent offer was received. The City's offer is not contingent and exceeds that received from the private sector.

This bulk sale will yield proceeds of \$2 million for disbursement to the affected taxing entities.

CD:te

Attachments

Resolution No. OB 11-18

Purchase and Sale Agreement

RESOLUTION NO. OB 11-18

A RESOLUTION OF THE LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING THE TRANSFER OF CERTAIN PROPERTY TO CITY OF LANCASTER AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

WHEREAS, the Oversight Board for the Successor Agency to the Lancaster Redevelopment Agency ("Oversight Board") previously approved a Long Range Property Management Plan (the "2013 LRPMP") as submitted by the Successor Agency to the Lancaster Redevelopment Agency (the "Successor Agency"); and

WHEREAS, the Successor Agency received comments from the California Department of Finance ("DOF") indicating that certain revisions were required to the 2013 LRPMP, following the receipt of which the Successor Agency prepared and submitted to the Oversight Board for its consideration a revised draft long range property management plan, in a form subsequently approved by the Oversight Board and, thereafter, DOF in 2015 (as so amended, the "LRPMP"); and

WHEREAS, among the properties listed in the LRPMP are those certain properties listed in Exhibit "A" hereto (the "Listed Properties"); and

WHEREAS, the former Lancaster Redevelopment Agency ("Former Agency") engaged in efforts to market the Listed Properties for sale. Efforts by the Former Agency to sell the Listed Properties were not successful; and

WHEREAS, the City is prepared to pay and now offers to pay for the Listed Properties (and each of them) the respective amounts therefor as set for in the accompanying staff report (each amount constituting the "Price" and, as aggregated, the "Prices"), with the cost for preparation of title insurances policies, escrow fees and other closing costs to be allocated in the manner customary for transactions in southern California. The Prices, less those costs allocable to the Successor Agency as seller, would be applied as part of the redevelopment property tax trust fund ("RPTTF") and thus would be available to be factored out ratably among taxing agencies. In addition to benefiting from the allocation of purchase money (net of closing costs), the taxing agencies would benefit by the Successor Agency being spared the cost and burden for the ongoing maintenance of the Listed Properties; and

WHEREAS, the disposition of the Listed Properties by the Successor Agency to the City is subject to approval by the Oversight Board; and

WHEREAS, the offer of the City to purchase the Listed Properties on the terms set forth above, in addition to other customary terms and conditions, is set forth in the draft agreement for the sale by Successor Agency to the City of the Property, in the form submitted herewith (the "Purchase and Sale Agreement"). It is understood and approved that a separate Purchase and Sale Agreement may be approved as to each of the Listed Properties; and

WHEREAS, the Successor Agency has approved the transfer of each of the Listed Properties by the Successor Agency to the City on the terms set forth above in this Resolution; and

WHEREAS, by this Resolution, the Oversight Board desires to approve the transfer of each of the Listed Properties by the Successor Agency to the City on the terms set forth above in this Resolution;

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

Section 1. The Oversight Board finds and determines that the foregoing recitals are true and correct. In particular, the Oversight Board specifically finds that (i) the disposition of each of the Listed Properties as described in the foregoing portion of this Resolution is consistent with and in furtherance of the LRPMP; (ii) the disposition of each of the Listed Properties as described above reflects that property is not be retained for future redevelopment activities but is instead being transferred by deed and (iii) under each of the bases set forth in the foregoing portion of this Section 1 (namely, (i) and (ii), respectively, each independently effective), the City shall not be required to enter into compensation agreements with taxing entities with respect to one or more of the Listed Properties or make any payment other than the Prices and a buyer's customary share of closing costs.

Section 2. The Oversight Board approves and consents to the transfer by deed or other means of each of the Listed Properties by the Successor Agency to the City. The Oversight Board approves a Purchase and Sale Agreement substantially in the form submitted as to each of the Listed Properties and consents and authorizes that the Executive Director of the Successor Agency is to execute a Purchase and Sale Agreement as to each of the Listed Properties and to execute a grant deed or grant deeds or other form of deed to transfer each of the Listed Properties to the City as well as such other instruments as may be necessary or convenient to effect the transfer of the Listed Properties to the City as described herein.

Section 3. In the event a transfer of a particular Listed Property is hereafter not approved, or if the City hereafter elects to refrain from taking title to such Listed Property, this Resolution shall remain in full force and effect as to the remainder of the Listed Properties.

Section 4. The Successor Agency shall maintain on file as a public record this Resolution on behalf of the Oversight Board.

PASSED, APPROVED, AND ADOPTED this 19th day of July, 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)

CERTIFICATION OF RESOLUTION
LANCASTER SUCCESSOR AGENCY OVERSIGHT BOARD

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 11-18, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

EXHIBIT "A"

LISTED PROPERTIES

Parcel 1

Parcel 4 of Parcel Map No. 24886, in the City of Lancaster, County of Los Angeles, State of California, as per map filed in Book 282, Pages 27 to 28 of maps, in the office of the County Recorder of said county.

Except therefrom the oil and mineral rights, per deeds registered June 17, 1947 as Instrument No. 14010-P and registered August 28, 1947 as Instrument No. 20023-P both in Torrens Certificates.

Also except the oil and mineral rights per deed recorded July 22, 1974 as Instrument No. 917, Official Records.

APNs: 3153-067-007, 3153-067-008

Parcel 2

Parcel 5 of Parcel Map No. 24886, in the City of Lancaster, County of Los Angeles, State of California, as per map filed in Book 282, Pages 27 to 28 of maps, in the office of the County Recorder of said county.

Except therefrom the oil and mineral rights, per deeds registered June 17, 1947 as Instrument No. 14010-P and registered August 28, 1947 as Instrument No. 20023-P both in Torrens Certificates.

Also except the oil and mineral rights per deed recorded July 22, 1974 as Instrument No. 917, Official Records.

APN: 3153-067-009

Parcel 3

Lot 3, of Tract No. 51796, in the City of Lancaster, County of Los Angeles, State of California, as per map recorded in Book 1205, Pages 16 to 21, inclusive of Maps, in the office of the County Recorder of said County.

Except from those portions of said land lying within the Northwest quarter of Section 17, Township 7 North, Range 12 West, all oil, gas, minerals and other hydrocarbon substances in and under said land, as reserved in deed registered on June 17, 1947 Document No. 14010-P of Torrens Certificates.

Also except from those portions of said land lying within the Northeast quarter and the South half of Section 17, Township 7 North, Range 12 West, all oil, oil rights, mineral rights, natural gas rights and other hydrocarbons by whatsoever name, together with all geothermal steam and steam power that may be within or under said land together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said land, or any other land including the rights to whipstock or directionally drill and mine from other lands, oil or gas wells, tunnels and shafts into, through or across such whipstocked or directionally

drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, together with the right to drill, mine, store, explore and operate through or on and utilize, all or any portion of the surface and subsurface of said land, as granted by deed recorded July 22, 1974 as Instrument No. 917, in Book D-6352., Page 718, Official Records, said right to drill, mine, store, explore and operate through or on and utilize all or any portion of the surface or the upper 500 feet of the subsurface of said land was quitclaimed by deed recorded July 18, 1979 as Instrument No. 79-785306.

APN: 3153-015-045

Parcel 4

Parcel 7 of Amended Parcel Map No. 24368, in the City of Lancaster, County of Los Angeles, State of California, as per map filed in Book 273 Pages 65 to 70, inclusive of Parcel Maps, in the office of the County Recorder of said County.

Except therefrom that portion described in a deed to Los Angeles County Waterworks District No. 40, Antelope Valley, recorded June 12, 1997 as Instrument No. 97-877282.

Except from those portions of said land lying within the Northwest quarter of Section 17, Township 7 North, Range 12 West, all oil, gas, minerals and other hydrocarbon substances in and under said land, as reserved in deed registered on June 17, 1947 Document No. 14010-P of Torrens Certificates.

Also except from those portions of said land lying within the Northeast quarter and the South half of Section 17, Township 7 North, Range 12 West, all oil, oil rights, mineral rights, natural gas rights and other hydrocarbons by whatsoever name, together with all geothermal steam and steam power that may be within or under said land together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said land, or any other land including the rights to whipstock or directionally drill and mine from other lands, oil or gas wells, tunnels and shafts into, through or across such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, together with the right to drill, mine, store, explore and operate through or on and utilize, all or any portion of the surface and subsurface of said land, as granted by deed recorded July 22, 1974 as Instrument No. 917, in Book D-6352., Page 718, Official Records, said right to drill, mine, store, explore and operate through or on and utilize all or any portion of the surface or the upper 500 feet of the subsurface of said land was quitclaimed by deed recorded July 18, 1979 as Instrument No. 79-785306.

APN: 3153-015-046

Parcel 5

Parcel 8 of Amended Parcel Map No. 24368, in the City of Lancaster, County of Los Angeles, State of California, as per map filed in Book 273 Pages 65 to 70, inclusive of Parcel Maps, in the office of the County Recorder of said County.

A non-exclusive easements for ingress and egress of motor vehicles and pedestrians to permit the free flow of vehicular and pedestrian ingress and egress to, from, over and across the Southerly 12.00 feet and the Westerly 15 feet of Parcel 9 and the Westerly 15 feet of Parcel 10 of amended Parcel Map No. 24368, in the City of Lancaster, as per map filed in Book 273, Pages 65 to 10 inclusive of parcel maps, in the office of the County Recorder of said county.

Except therefrom that portion described in a deed to Los Angeles County Waterworks District No. 40, Antelope Valley, recorded June 12, 1997 as Instrument No. 97-877282.

Also, except from those portions of said land lying within the Northwest quarter of Section 17, Township 7 North, Range 12 West, all oil, gas, minerals and other hydrocarbon substances in and under said land, as reserved in deed registered on June 17, 1947 Document No. 14010-P of Torrens Certificates.

Also except from those portions of said land lying within the Northeast quarter and the South half of Section 17, Township 7 North, Range 12 West, all oil, oil rights, mineral rights, natural gas rights and other hydrocarbons by whatsoever name, together with all geothermal steam and steam power that may be within or under said land together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said land, or any other land including the rights to whipstock or directionally drill and mine from other lands, oil or gas wells, tunnels and shafts into, through or across such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, together with the right to drill, mine, store, explore and operate through or on and utilize, all or any portion of the surface and subsurface of said land, as granted by deed recorded July 22, 1974 as Instrument No. 917, in Book D-6352., Page 718, Official Records, said right to drill, mine, store, explore and operate through or on and utilize all or any portion of the surface or the upper 500 feet of the subsurface of said land was quitclaimed by deed recorded July 18, 1979 as Instrument No. 79-785306.

APNs: 3153-015-047, 3153-015-048

Parcel 6

Parcel 1 of Parcel Map No. 24886, in the county of Los Angeles, state of California, as per map recorded in Book 282, Pages 27-28 of maps, in the office of the county recorder of said county.

APN: 3153-067-900

Parcel 7

Parcel 3 of Parcel Map No. 26408, in the county of Los Angeles, state of California, as per map recorded in Book 321, Pages 9-10 of maps, in the office of the county recorder of said county.

APN: 3153-067-912

Parcel 8

The South half of Parcel 5 of Parcel Map No. 24368, in the county of Los Angeles, state of California, as per map recorded in Book 273, Pages 65-70 of maps, in the office of the county recorder of said county.

APN: 3153-015-958

Parcel 9

The North half of Parcel 5 of Parcel Map No. 24368, in the county of Los Angeles, state of California, as per map recorded in Book 273, Pages 65-70 of maps, in the office of the county recorder of said county.

APN: 3153-015-959

Parcel 10

0.48 MORE OR LESS AC BEING EX OF ST LOT COM E 191.625 FT FROM NE COR OF TRACT

NO 17256 TH E 161.625 FT TH S 0°02'27" E 150 FT TH W 161.625 FT TH N 0°02'27" W

TO BEG PART OF N 1/2 OF NE 1/4 OF SEC 22 T 7N R 12W

APN: 3132-009-901

Parcel 11

All of that parcel of land being the Southwest quarter of the Northeast quarter of Section 28, Township 7 North, Range 12 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, except therefrom that portion lying easterly of the land described as Parcels, 1, 2 and 3 in the Deed to the State of California recorded June 27, 1968 as Instrument No. 417, Official Records of said County, said parcel of land also being described in the Certificate of Compliance recorded September 1, 1988 as Instrument No. 88-1395036, Official Records of said County.

EXCEPTING THEREFROM, that portion of land lying southerly of the following described line;

BEGINNING at a point on the West line of said Northeast quarter of Section 28 distant North 0°24'01" West 547.17 from the Southwest corner thereof; thence,

1st - South 89°38'50" East 767.88 feet to the East line of said land, being also the West line of said Parcel 1 in the Deed to the State of California.

Containing 11.431 acres, more or less.

APN: 3125-009-904

APNs: 3153-067-007, 3153-067-008, 3153-067-009, 3153-015-045, 3153-015-046, 3153-015-047, 3153-015-048, 3153-067-900, 3153-067-912, 3153-015-958, 3153-015-959, 3132-009-901, 3125-009-904