

**ITEM NO. 5B**

**SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY  
OF THE CITY OF SEASIDE  
STAFF REPORT**

**TO:** Honorable Chair and Board members

**FROM:** John Dunn, Interim Executive Director

**BY:** Diana Ingersoll, Deputy City Manager-Resource Management Services  
Lisa Brinton, Redevelopment Project Manager

**DATE:** August 2, 2012

**SUBJECT: ADOPTION OF POLICY AND PROCEDURES FOR  
MANAGEMENT OF AGENCY-OWNED PROPERTY**

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**PURPOSE**

The purpose of this item is for the Successor Agency Board to consider adoption of policies and procedures for preparing a long-term property management plan for agency-owned real property assets.

**RECOMMENDATION**

It is recommended that the Successor Agency Board adopt a resolution establishing the recommended policies and procedures for preparing a long-term property management plan for agency-owned real property assets.

**BACKGROUND**

At its July 9 meeting the Oversight Board of the Successor Agency of the Redevelopment Agency of the City of Seaside requested staff provide draft policies and a high-level plan for addressing the disposition of Agency-owned property on an individual basis. On July 19 a presentation was made to the Successor Agency Board that included draft policy and procedures for creating an agency-owned property management plan as directed under AB 1484 for comment and direction. The draft document was then presented to the Oversight Board at its July 23 meeting. Upon receiving Agency Board and Oversight Board comments and direction, staff prepared a final policies and procedures document for consideration by the Successor Agency Board. Upon adoption, the approved policies and procedures will be presented to the Oversight Board at its August 13 meeting.

**FISCAL IMPACT**

There is no fiscal impact associated with this item.

**Honorable Chair and Board members**  
**Adoption Of Policy And Procedures For Management Of Agency-Owned Property Page 2**

**ATTACHMENTS**

1. Final Policies and Procedures for Creating a Long-Range Agency-Owned Property Management Plan
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Reviewed for Submission to the  
Successor Agency Board by:



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John Dunn, Interim Executive  
Director

**RESOLUTION NO. SA 2012-12**

**A RESOLUTION OF THE SUCCESSOR AGENCY OF THE CITY OF SEASIDE  
APPROVING POLICIES AND PROCEDURES FOR PREPARING A LONG-RANGE  
PROPERTY MANAGEMENT PLAN FOR AGENCY-OWNED PROPERTY.**

**WHEREAS**, on June 27, 2012, the Governor signed the redevelopment budget trailer bill AB 1484 and it became effective immediately; and

**WHEREAS**, AB 1484 substantially impacts many aspects of AB X1 26 (“The Dissolution Act”) including the disposition of real property by the Successor Agency; and

**WHEREAS**, AB 1484 provides for the preparation a long-range management plan that directs the transfer or disposition of individual properties based on its category (ie: housing, governmental, priority economic opportunity site, etc) and that includes an estimated timeline for asset transfer or disposition for development; and

**WHEREAS**, policies and procedures need to be established to guide the preparation of the property management plan.

**NOW, THEREFORE BE IT RESOLVED**, by the Successor Agency of the Redevelopment Agency of the City of Seaside that the Policies and Procedures for Preparing a Long-Range Property Management Plan for Agency-owned Property, marked Attachment “1” and made a part hereof, is hereby approved.

**PASSED AND ADOPTED** at a special meeting of the Successor Agency of the Redevelopment Agency of the City of Seaside and the Seaside City Council held on the 2<sup>nd</sup> day of August 2012 by the following vote:

AYES: ALEXANDER; EDWARDS; OGLESBY; BLOOMER; BACHOFNER

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:

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Felix H. Bachofner, Agency Chair

ATTEST:

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Dimitra M. Hubbard, City Clerk

## ATTACHMENT 1

### **Summary Of AB1484 Real Property Disposition Provisions and Current Draft Property Management Plan Policies and Procedures**

#### **SUMMARY OF AB 1484 – Real Property Disposition**

On June 27, 2012, the Governor signed the redevelopment budget trailer bill AB 1484 and it became effective immediately. AB 1484 substantially impacts many aspects of AB X1 26 (“The Dissolution Act”) including the disposition of real property, other than housing assets, by the successor agency. Many provisions of The Dissolution Act and AB 1484 are ambiguous or contradictory. Staff continues to work with legal counsel to digest the provisions and requirements of AB 1484 and its effect on the redevelopment agency dissolution process and the transfer, disposition and long-term management of agency-owned real property assets. All statutory references in the summary below are to the Health and Safety Code unless otherwise indicated.

#### **Assets and Property Subject to Disposition by the Successor Agency**

The Dissolution Act generally requires the successor agency to dispose of assets and property of the former redevelopment agency for either 1) limited public uses, or 2) for disposition into the private market. Disposition is to occur expeditiously and with a view toward maximizing value, with the disposition proceeds ultimately made available for distribution to the affected taxing entities.

AB 1484 amends The Dissolution Act definition of assets and deletes the provision that assets and property subject to disposition are those that were funded with tax increment revenues of the former redevelopment agency. Thus, assets and property are subject to disposition whether or not the redevelopment agency used tax increment revenues to acquire the property or finance the asset.

#### **Disposition Process**

AB 1484 appears to suspend the disposition process, and to provide certain flexibility and local benefits in connection with property disposition for a Successor Agency that has received a Department of Finance (DOF) Finding of Completion acknowledging that the successor agency has:

- 1) Made all pass-through payments owed for FY 2011-2012 and
- 2) Estimated the available cash assets of the former redevelopment agency in order to determine the amount of cash assets available to the taxing entities during FY 2012-2013. This review is to be an independent review and it is to be approved by the successor agency and oversight board prior to submission to the DOF.

Within six months after receipt of a Finding of Completion, the Successor Agency must complete and submit a long-range property management plan for the real property of the former redevelopment agency for approval by the Oversight Board and the DOF. Once an approved long-range plan is in place, it governs and supersedes all other provisions of The Dissolution Act and AB 1484 relating to the disposition and use of real property

## **Summary Of AB 1484 Real Property Disposition Provisions and Current Draft Property Management Plan Policies and Procedures**

assets of the former redevelopment agency. However, if the DOF has not approved a long-range plan by January 1, 2015, the disposition process contained in The Dissolution Act are reinstated.

After the DOF issues a Finding of Completion and approves the long-range property management plan, the successor agency must transfer all real property, interests in real property, and physical assets (other than those as then may be the subject of an existing enforceable obligation or property deemed to be housing assets or assets that were constructed and used for a governmental purpose) to the Community Redevelopment Property Trust Fund (the "Trust Fund"). The Trust Fund is to be administered by the successor agency according to its long-range property management plan and the Trust Fund serves as the repository for all properties and property interests covered by the plan.

The long-range property management plan must include an inventory of all properties and property interests to be transferred to the Trust Fund. Among other things, the plan must also contain the following information:

- (i) the date and acquisition value of the properties, and their current estimated or appraised value,
- (ii) the purpose for which the properties were acquired,
- (iii) any environmental considerations,
- (iv) an estimate of any lease revenues and a description of any contractual requirements regarding the disposition of those funds,
- (v) the potential for transit related uses and the manner in which the properties may otherwise advance any planning objectives of the successor agency, and
- (vi) a history of previous development proposals for the properties.

In addition, the plan must address the future use or disposition of all of the properties in the Trust Fund. Permitted uses may include the following.

- (i) retention of property for governmental use
- (ii) the retention of property for future development,
- (iii) the sale of the property, or
- (iv) the use of the property to satisfy an enforceable obligation.

### **Establishing the Value of Properties to be Retained by the City**

The Dissolution Act provides that if a city wishes to retain any property for future redevelopment activities, funded from its own funds and under its own auspices, it must reach a compensation agreement with the other taxing entities for the value of the retained property. AB 1484 amends The Dissolution Act to provide that if no other agreement is reached on the valuation of the retained property, the value will be the fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the oversight board (instead of the county assessor establishing the value).

## **Summary Of AB 1484 Real Property Disposition Provisions and Current Draft Property Management Plan Policies and Procedures**

### **Governmentally Used Properties**

The Dissolution Act provides that the oversight board may direct the successor agency to transfer to the appropriate public jurisdiction ownership of assets that were constructed and used for a governmental purpose. The Act contains a nonexclusive list of assets deemed to be in governmental use. AB 1484 expands this nonexclusive list to include police stations, libraries, and local agency administrative buildings. Disposal is to be done expeditiously and in a manner aimed at maximizing value. Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Asset disposition may be accomplished by a distribution of income to taxing entities proportionate to their property tax share from properties that are transferred to a public or private agency for management pursuant to the direction of the oversight board.

### **RECOMMENDED POLICY AND PROCEDURES**

The following recommended policies are a work in progress. Final policies are to be adopted prior to preparation of the long-range management plan.

#### **Policies**

- 1) Primary focus of Successor Agency and Oversight Board is the disposition or holding for development of Priority Economic Opportunity Sites
- 2) Adopt a policy establishing a due diligence process and criteria for the evaluation of property development
- 3) Adopt a policy regarding interim use of agency-owned real property assets
- 4) Adopt a policy regarding for sale vs. ground lease disposition strategy based on consultant recommendations

#### **Procedures**

- 1) Prepare inventory of all agency-owned real property assets as directed by AB 1484 placing each asset under one of the following categories.
  - a. Housing
  - b. Governmental Purpose
  - c. Acquired with Federal funds (Community Development Block Grant)
  - d. Priority Economic Opportunity Sites
  - e. Non-Priority Sites
- 2) Based on the inventory, prepare a long-range management plan that directs the transfer or disposition of individual properties based on its category (ie: housing, governmental, priority economic opportunity site, etc) that includes an estimated timeline for asset transfer or disposition for development.

**Summary Of AB 1484 Real Property Disposition Provisions and  
Current Draft Property Management Plan Policies and Procedures**

- 3) Transfer Housing and Governmental Purpose assets as directed by The Dissolution Act and AB 1484
- 4) Direct disposition or holding for development of assets acquired with federal funds. Any income generated from these assets is to be returned to its federal funding program source (Community Development Block Grant).

Successor Agency of the Redevelopment Agency of the City of Seaside Owned Properties													
	Ownership	Deed/Transfer Date	APN	Street Address	Description	Size	Zoning	Asset Category	Past/Current Use	Current/Proposed Use	Acquisition Info	Acquisition Value	Comments
<b>1</b>	<b>1350 DEL MONTE BOULEVARD</b>												
	Successor Agency	2010039615 7/21/2010 Grant Deed	011-401-023-000	1350 DEL MONTE	Undeveloped parcel	2.189 acres	Regional Commercial (CRG)			Regional Commercial/Visitor Serving	Transferred from City to Agency July 2010; Reso No. 10-36 (Agency) June 17, 2010		fast food and hotel proposals received
<b>2</b>	<b>EMBASSY SUITES HOTEL</b>												
	Successor Agency	Reel 2939 5/5/1993 Grant Deed	011-401-031-000	1441 CANYON DEL REY	Embassy Suites Hotel and Parking Lot	194 sq. ft.	Regional Commercial (CRG)	Acquired with Federal funds (Community Development Block Grant)		Ground Lease (CDBG program income)	Purchased with CDBG Funds; Reso No. 77-25 (Agency) April 7, 1977; April 26, 1993		
<b>3</b>	<b>1271 CANYON DEL REY BOULEVARD</b>												
	Successor Agency	Reel 3074 3/3/1994 Grant Deed	011-371-005-000	1271 CANYON DEL REY	Undeveloped parcel		Regional Commercial (CRG)	Acquired with Federal funds (Community Development Block Grant)		Regional Commercial/Visitor Serving	Part of Bay Paper site. Purchased with CDBG Funds; Reso No. 85-35-GEN-32 (Agency) Dec. 19, 1985;		
	Successor Agency	2004125169 11/24/2004 Grant Deed	011-371-021-000	CANYON DEL REY	Undeveloped parcel	1.17 Acres	Regional Commercial (CRG)	Acquired with Federal funds (Community Development Block Grant)		Regional Commercial/Visitor Serving	Part of Bay Paper site. Purchased with CDBG Funds		
	Successor Agency	2004125169 11/24/2004 Grant Deed	011-371-022-000	CANYON DEL REY	Undeveloped parcel	1.17 Acres	Regional Commercial (CRG)	Acquired with Federal funds (Community Development Block Grant)		Regional Commercial/Visitor Serving	Part of Bay Paper site. Purchased with CDBG Funds		
<b>4</b>	<b>1380 CANYON DEL REY BOULEVARD</b>												
	Successor Agency	2010041503 7/29/2010 Grant Deed	011-345-027-000	1380 CANYON DEL REY	Single-Family Dwelling (Vacant)		Parks and Open Space (POS - WBUV)			Canyon Del Rey Roadway Improvements and open space	Purchased w/ Agency funds - but for City Project (road-widening)		In WBUV Plan Area
<b>5</b>	<b>1372 CANYON DEL REY BOULEVARD</b>												
	Successor Agency	2008073361 11/07/2008 Grant Deed	011-345-026-000	1372 CANYON DEL REY	Single-Family Dwelling (Leased)		Parks and Open Space (POS - WBUV)		Affordable Housing	Canyon Del Rey Roadway Improvements and open space	Purchased w/ Agency funds - but for City Project (road-widening) / currently house is affordable housing; Reso No. 08-46 (Agency)	\$299,000	In WBUV Plan Area
<b>6</b>	<b>307 ROBERTS AVENUE</b>												
	Redevelopment Agency	Reel 1168 8/2/1977 Quitclaim Deed	011-561-035-000	307 ROBERTS	Single-Family Dwelling & Carport	955 sq. ft.	Heavy Commercial (CH)	Acquired with Federal funds (Community Development Block Grant)			Purchased with CDBG funds; Reso No. 72-82-G-28 (Agency) Nov. 28, 1972; July 28, 1977		
<b>7</b>	<b>LAGUNA GRANDE SHOPPING CENTER PARKING LOT</b>												
	Redevelopment Agency	Reel 928 8/1/1974 Quitclaim Deed	011-561-018-000	ROBERTS	Parking Lot		Regional Commercial (CRG)			Laguna Grande Parking Lot	Reso No. 74-302 (Agency) Aug. 8, 1974; \$962,990	\$962,990	Interest received via RFP
<b>8</b>	<b>1561-1579 DEL MONTE BOULEVARD</b>												
	Successor Agency	2009015078 3/16/2009 Grant Deed	011-301-010-000	1561 DEL MONTE	Vacant Commercial Building/Lot	.25 acres	Mixed-Use (MX-WBUV)			Transit-oriented mixed use development	Purchased with Housing Set Aside; Reso No. 09-01-MERG-01 (Agency) Jan. 15, 2009	\$900,000	In WBUV Plan Area
	Successor Agency	2009015078 3/16/2009 Grant Deed	011-301-011-000	DEL MONTE	Vacant Commercial Building/Lot	.25 acres	Mixed-Use (MX-WBUV)			Transit-oriented mixed use development	Purchased with Housing Set Aside; Reso No. 09-01-MERG-01 (Agency) Jan. 15, 2009	\$900,000	In WBUV Plan Area
	Successor Agency	2009015078 3/16/2009 Grant Deed	011-301-023-000	1569 DEL MONTE	Vacant Commercial Building/Lot	.25 acres	Mixed-Use (MX-WBUV)			Transit-oriented mixed use development	Purchased with Housing Set Aside; Reso No. 09-01-MERG-01 (Agency) Jan. 15, 2009	\$900,000	In WBUV Plan Area
	Successor Agency	2009015078 3/16/2009 Grant Deed	011-301-024-000	1571 DEL MONTE	Vacant Commercial Building/Lot	.25 acres	Mixed-Use (MX-WBUV)			Transit-oriented mixed use development	Purchased with Housing Set Aside; Reso No. 09-01-MERG-01 (Agency) Jan. 15, 2009	\$900,000	In WBUV Plan Area
<b>9</b>	<b>1533 DEL MONTE BOULEVARD</b>												
	Successor Agency	2002119245 12/11/2002 Grant Deed	011-301-007-000	1533 DEL MONTE	Undeveloped Parcel		Mixed-Use (MX-WBUV)			Transit-oriented mixed use development	Reso No. 85-35-GEN-32 (Agency) Dec. 19, 1985; Oct. 28, 2002		In WBUV Plan Area

\*This document is a work in progress. Ownership and acquisition source of funds must be verified with backup documentation.

\*Ability to move forward with site development is limited by available water supply/allocation.

Parcel ID	Successor Agency	Parcel No.	Address	Use	Area	Notes	Agency	Resolution	Other
<b>10 BROADWAY AVENUE AND TERRACE STREET</b>									
	Reel 2257	012-191-001-000	1104 OLYMPIA	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-Gen-32 (Agency)	
	Reel 2257	012-191-002-000	OLYMPIA	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-Gen-32 (Agency)	
	Reel 2257	012-191-003-000	1116 OLYMPIA	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-Gen-32 (Agency)	
	Reel 2257	012-191-004-000	1119 OLYMPIA	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-Gen-32 (Agency)	
	9834208	012-191-013-000	BROADWAY	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 98-3-MERG-1 (Agency)	
	2004138001	012-191-016-000	1173 BROADWAY	Vacant Building		Commercial Mixed-Use (CMX)	County Health Clinic	(Agency) Nov. 20, 2004; Dec. 23,	Kick Boxing Studio
	2004138001	012-191-017-000	1125 BROADWAY	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	(Agency) Nov. 20, 2004; Dec. 23,	
	Reel 2257	012-191-021-000	BROADWAY	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-Gen-32 (Agency)	
	Reel 2257	012-191-023-000	BROADWAY	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-Gen-32 (Agency)	
	Reel 2257	012-191-024-000	BROADWAY	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-Gen-32 (Agency)	
	9834208	012-191-025-000	1193 BROADWAY	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 98-3-MERG-1 (Agency)	
	Reel 2949	012-191-028-000	1137 BROADWAY	Leased Building		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-GEN-32 (Agency)	Hair Studio
	Reel 2257	012-191-029-000	BROADWAY	Undeveloped parcel		Commercial Mixed-Use (CMX)	County Health Clinic	Reso No. 85-35-Gen-32 (Agency)	
<b>11 1264-1284 BROADWAY AVENUE (Troia Building)</b>									
	2005002194 1/7/2005 Quitclaim Deed	012-193-008-000	1264 BROADWAY	Parking lot		Commercial Mixed-Use (CMX)	Former Police Substation	(Agency) Nov. 18, 2004; Dec. 29, 2004	Troia Building
	2005002194 1/7/2005 Quitclaim Deed	012-193-009-000	1272 BROADWAY	Vacant Commercial Building		Commercial Mixed-Use (CMX)	Former Police Substation	(Agency) Nov. 18, 2004; Dec. 29, 2005	Troia Building
	2005002194 1/7/2005 Quitclaim Deed	012-193-010-000	BROADWAY	Vacant Commercial Building		Commercial Mixed-Use (CMX)	Former Police Substation	(Agency) Nov. 18, 2004; Dec. 29, 2006	Troia Building
	2005002194 1/7/2005 Quitclaim Deed	012-193-011-000	1284 BROADWAY	Vacant Commercial Building		Commercial Mixed-Use (CMX)	Former Police Substation	(Agency) Nov. 18, 2004; Dec. 29, 2007	Troia Building
<b>12 LA SALLE HOMES (1600 &amp; 1624 La Salle)</b>									
	Reel 205 07/7/1963 Grant	012-853-025-000	1600 LA SALLE	Single-Family Dwelling (Vacant)		Med Density SF Residential	Former RDA offices	Purchased with CDBG Funds; Reso No. 60-15 (Agency) June 24, 1960;	La Salle Homes
	Reel 200 7/8/1963 Grant Deed	012-853-026-000	1624 LA SALLE	Single-Family Dwelling (Vacant)		Med Density SF Residential	Former RDA offices	Purchased with CDBG Funds; Reso No. 60-15 (Agency) June 24, 1960;	La Salle Homes
<b>13 SEASIDE RESORT DEVELOPMENT</b>									
	2005131756 12/15/2005 Grant Deed	031-051-030-000	Bayonet and Blackhorse Golf Course	Hotel Parcel 1	16.76 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA
	2005131756 12/15/2005 Grant Deed	031-051-031-000	Bayonet and Blackhorse Golf Course	Hotel Parcel 2	.91 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA
	2005131756 12/15/2005 Grant Deed	031-051-032-000	Bayonet and Blackhorse Golf Course	Timeshare Parcel 1	6.51 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA
	2005131756 12/15/2005 Grant Deed	031-051-033-000	Bayonet and Blackhorse Golf Course	Timeshare Parcel 2	9.26 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA
	2005131756 12/15/2005 Grant Deed	031-051-034-000	Bayonet and Blackhorse Golf Course	Timeshare Parcel 3	3.56 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA
	2005131756 12/15/2005 Grant Deed	031-051-035-000	Bayonet and Blackhorse Golf Course	Residential Parcel 1	10.17 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA
	2005131756 12/15/2005 Grant Deed	031-051-036-000	Bayonet and Blackhorse Golf Course	Residential Parcel 2a	1.71 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA
	2005131756 12/15/2005 Grant Deed	031-051-037-000	Bayonet and Blackhorse Golf Course	Residential Parcel 2b	3.37 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA
	2005131756 12/15/2005 Grant Deed	031-051-038-000	Bayonet and Blackhorse Golf Course	Residential Parcel 3	4.25 acres	Fort Ord Visitor-Serving Commercial	Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005	Under DDA

\*This document is a work in progress. Ownership and acquisition source of funds must be verified with backup documentation.

\*Ability to move forward with site development is limited by available water supply/allocation.

	Successor Agency	2005131756 12/15/2005 Grant Deed	031-051-041-000	Bayonet and Blackhorse Golf Course	Residential Parcel 6	8.66 (+1.45) = 10.11 acres	Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-031-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-032-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-033-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-034-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-035-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-036-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-037-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-038-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
	Successor Agency	2005131756 12/15/2005 Grant Deed	031-052-039-000	Bayonet and Blackhorse Golf Course	Residential Parcel		Fort Ord Visitor-Serving Commercial		Seaside Resort Development	Purchased by City from Army; Reso No. 05-06-FT.ORD-06 (Agency) July 7, 2005; Dec. 8, 2005		Under DDA
<b>14</b>	<b>GENERAL JIM MOORE AND EUCALYPTUS</b>											
	Successor Agency	2009051224 8/11/2009 Quitclaim Deed	031-151-059-000	Eucalyptus/Gen Jim Moore Blvd "First Tee Site"	Undeveloped parcel	90.592 acres	Open Space Recreation (OSR)		Proposed Trade and Exposition District	Transferred by Army through FOR A; (Agency) Aug. 6, 2009		Part of Seaside East Conceptual Master Plan
<b>15</b>	<b>PROJECTS AT MAIN GATE</b>											
	Successor Agency	2009051224 8/11/2009 Quitclaim Deed	031-151-013-000	Main Gate/Light fighter Drive	Undeveloped parcel	90.592 acres	Regional Commercial (CRG)		The Projects at Main Gate Specific Plan	Transferred by Army through FOR A; (Agency) Aug. 6, 2009		Light fighter Drive ROW needs to be separated from parcel
<b>16</b>	<b>OPEN SPACE PARCEL</b>											
	Successor Agency	2006113727 12/28/2006 Quitclaim Deed	031-151-012-000	1st Ave/Light fighter Drive	Undeveloped parcel	65.84 acres	Open Space Recreation (OSR)			Transferred by Army through FOR A; (Agency) Dec. 14, 2006		
<b>17</b>	<b>SURPLUS II PLANNING AREA</b>											
	Successor Agency	2005108851 10/13/2005 Quitclaim Deed	031-151-029-000	Surplus II	Vacant Lot/ Building	16.24 acres	Commercial Mixed-Use (CMX)			Transferred by Army through FOR A; (Agency) April 5, 2005; \$1.00		KB/Bakewell interest to master develop
	Successor Agency	2005108853 10/13/2005 Quitclaim Deed	031-151-031-000	Surplus II	Shea Gymnasium	61.98 acres (total)	Commercial Mixed-Use (CMX)			Transferred by Army through FOR A; (Agency) April 5, 2005		Sports Dialog interest to master develop
	Successor Agency	2005108853 10/13/2005 Quitclaim Deed	031-151-032-000	Surplus II	Vacant Lot/ Building	61.98 acres (total)	Commercial Mixed-Use (CMX)			Transferred by Army through FOR A; (Agency) April 5, 2005		KB/Bakewell interest to master develop
	Successor Agency	2005108853 10/13/2005 Quitclaim Deed	031-151-039-000	Surplus II	Vacant Lot/ Building	61.98 acres (total)	Commercial Mixed-Use (CMX)			Transferred by Army through FOR A; (Agency) April 5, 2005		KB/Bakewell interest to master develop
	Successor Agency	2005108852 10/13/2005 Quitclaim Deed	031-151-040-000	Surplus II	Vacant Lot/ Building	39.062 acres (total)	Commercial Mixed-Use (CMX)			Transferred by Army through FOR A; (Agency) April 5, 2005		KB/Bakewell interest to master develop

\*This document is a work in progress. Ownership and acquisition source of funds must be verified with backup documentation.

\*Ability to move forward with site development is limited by available water supply/allocation.

	Successor Agency	2005108852 10/13/2005 Quitclaim Deed	031-261-003-000	Surplus II	Vacant Lot/ Building	39.062 acres (total)	Commercial Mixed-Use (CMX)				Transferred by Army through FOR A; (Agency) April 5, 2005		KB/Bakewell interest to master develop
	Successor Agency	2005108852 10/13/2005 Quitclaim Deed	031-261-004-000	Surplus II	Vacant Lot/ Building	39.062 acres (total)	Commercial Mixed-Use (CMX)				Transferred by Army through FOR A; (Agency) April 5, 2005		KB/Bakewell interest to master develop
<b>18</b>	<b>TANK SITE</b>												
	Successor Agency		031-151-045-000	Tank Site	Undeveloped parcel		Single Family Residential (R-12)				Transferred by Army through FORA		
	Successor Agency		031-151-046-000	Tank Site	Undeveloped parcel		Single Family Residential (R-12)				Transferred by Army through FORA		

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\*Ability to move forward with site development is limited by available water supply/allocation.