NOTICE OF SPECIAL MEETING
OF THE
OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

NOTICE IS HEREBY GIVEN that the Chairman of the Oversight Board of the Successor Agency to the Industry Urban-Development Agency has called a Special Meeting of the Oversight Board of the Successor Agency to the Industry Urban-Development Agency will be held on **Wednesday, January 27, 2016, at 3:30 p.m.,** at the City of Industry City Council Chamber, 15651 East Stafford Street, City of Industry, California 91744. Said meeting will be convened to consider and take action on the items as set forth on the attached agenda.

SANTOS H. KREIMANN, CHAIRMAN
OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE INDUSTRY
URBAN-DEVELOPMENT AGENCY

January 26, 2016

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

SPECIAL MEETING AGENDA
JANUARY 27, 2016 3:30 P.M.

Location: City of Industry City Council Chamber
15651 East Stafford Street, City of Industry, California

Addressing the Oversight Board:

- ***Agenda Items:*** *Members of the public may address the Oversight Board on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Oversight Board is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called and prior to the individual being heard by the Oversight Board.*

- ***Public Comments (Agenda Items Only):*** *During oral communications, if you wish to address the Agency Board during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Agency Board concerning any item that has been described in the notice for the Special Meeting.*

Americans with Disabilities Act:

- *In compliance with the ADA, if you need special assistance to participate in any meeting (including assisted listening devices), please contact the Office of the Secretary to the Oversight Board (626) 333-2211. Notification of at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

Agendas and other writings:

- *In compliance with Government Code Section 54957.5(b), staff reports and other public records permissible for disclosure related to open session agenda items are available at City of Industry City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the Secretary of the Oversight Board during regular business hours, Monday through Friday, 9:00 a.m. to 5:00 p.m. Agendas are available on the City of Industry website: www.cityofindustry.org.*

1. Call to Order

2. Flag Salute

3. Roll Call

4. Public Comments

5. **OVERSIGHT BOARD MATTERS**

5.1 Consideration of the appointment of a Vice Chair.

RECOMMENDED ACTION: Appoint a Vice Chair.

5.2 Consideration of Resolution No. OB 2016-01 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF INDUSTRY, APPROVING THE OVERSIGHT BOARD'S MINUTES FOR THE OCTOBER 1, 2015 SPECIAL MEETING.

RECOMMENDED ACTION: Adopt Resolution No. OB 2016-01.

5.3 Discussion on the status of the Long Range Property Management Plan, the disposition of properties, and the current status of marketing of properties.

5.4 Consideration of the status report identifying the inventory of properties, projected cash flow for projects to be funded by other funds, and the project summary.

RECOMMENDED ACTION: Receive and file the report.

5.5 Consideration of Resolution No. OB 2016-02 - RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF INDUSTRY, APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD JULY 1, 2016 TO JUNE 30, 2017.

RECOMMENDED ACTION: Adopt Resolution No. OB 2016-02.

5.6 Consideration of Resolution No. OB 2016-03 - RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING AN ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2016-2017.

RECOMMENDED ACTION: Adopt Resolution No. OB 2016-03.

5.7 Consideration of Resolution No. OB 2016-04 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE FACILITIES RELOCATION AGREEMENT BETWEEN THE AGENCY AND SOUTHERN

CALIFORNIA EDISON FOR THE PROPERTY LOCATED AT THE INDUSTRY BUSINESS CENTER.

RECOMMENDED ACTION: *Adopt Resolution No. OB 2016-04.*

6. Adjournment. Next regular Oversight Board meeting will be Tuesday, February 2, 2016 at 3:30 p.m.

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

ITEM NO. 5.2

RESOLUTION NO. OB 2016-01

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF INDUSTRY, APPROVING THE OVERSIGHT BOARD'S MINUTES FOR THE OCTOBER 1, 2015 SPECIAL MEETING

WHEREAS, the Successor Agency to the Industry Urban-Development Agency was formed in accordance with California Health and Safety Code Section 34173 ("Successor Agency"); and

WHEREAS, the Oversight Board ("Oversight Board") of the Successor Agency was established pursuant to California Health and Safety Code Section 34179; and

WHEREAS, the Oversight Board Secretary or designee has prepared and submitted the minutes for the October 1, 2015 Special Meeting to the Oversight Board for consideration and approval, in substantially the form attached hereto as Exhibit A; and

WHEREAS, the Oversight Board has determined that the approval of the minutes is both proper and necessary; and

WHEREAS, California Health and Safety Code Section 34179(e) requires the Oversight Board to adopt resolutions for any action taken by the Oversight Board.

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

Section 1. **Approval of Minutes**. The Oversight Board hereby approves and adopts the minutes for the October 1, 2015 Special Meeting of the Oversight Board, in substantially the form attached hereto as Exhibit A.

Section 2. **Other Actions**. The Oversight Board hereby authorizes and directs the Chairman, Vice-Chairman and/or Secretary or the Oversight Board, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to effectuate the purposes of this Resolution, and such actions previously taken by such officers are hereby ratified and confirmed.

PASSED, APPROVED AND ADOPTED by the Oversight Board at a duly noticed meeting of the Oversight Board held on January 27, 2016, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

By: _____

Santos H. Kreimann, Chairman
Oversight Board of the Successor Agency to the
Industry Urban-Development Agency

ATTEST:

_____

Diane M. Schlichting, Secretary
Oversight Board of the Successor Agency to the
Industry Urban-Development Agency

RESOLUTION NO. OB 2016-01

EXHIBIT A

OCTOBER 1, 2015 OVERSIGHT BOARD MINUTES

[ATTACHED BEHIND THIS PAGE]

CALL TO ORDER

The Special Meeting of the Oversight Board of the Successor Agency to the Industry Urban-Development Agency was called to order by Chairman Santos Kreimann at 3:31 a.m., in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Chairman Santos Kreimann.

ROLL CALL

PRESENT: Santos Kreimann, Chairman
Cindy Chen, Board Member
Yolanda Duarte, Board Member
Deo Persaud, Board Member
Paul Philips, Board Member
Congressman Esteban Torres, Board Member

ABSENT: Board Member Gregoryk

MOTION BY BOARD MEMBER DUARTE, AND SECOND BY BOARD MEMBER PHILIPS TO GRANT BOARD MEMBER GREGORYK AN EXCUSED ABSENCE. MOTION CARRIED 6-0, WITH BOARD MEMBER GREGORYK ABSENT.

STAFF PRESENT: Sean Varner, Oversight Board Counsel, James Casso, Agency Legal Counsel, and Diane M. Schlichting, Secretary.

PUBLIC COMMENTS

Mr. Matt Weinberg of Skyscraper Brewing & Distributing Company located at 19835 East Walnut Drive approached the Board and provided background history on Skyscraper. Chairman Kreimann asked if he had a specific request from the Board . Mr. Weinberg asked that the Board hear him out to understand what has transpired, and spoke of their claim.

Mr. John Gordon, attorney representing GH America Investment Group, Inc., which is the subsidiary of Xinjiang Guanghui Industry Investment Group Co., Ltd., advised the Board that over four months ago, GH America submitted a $101,000,000 offer, along with a $5,000,000 non-refundable deposit. Discussion was held as to if he should address now, or at the time that Item No. 5.8 is considered. He chose to wait until Item No. 5.8.

CONSIDERATION OF RESOLUTION NO. OB 2015-10 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF INDUSTRY, APPROVING THE OVERSIGHT BOARD'S MINUTES FOR THE MAY 12, 2015 SPECIAL MEETING

MOTION BY BOARD MEMBER CHEN, AND SECOND BY BOARD MEMBER DUARTE TO ADOPT RESOLUTION NO. OB 2015-10. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DUARTE, BOARD MEMBER PERSAUD, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: BOARD MEMBER GREGORYK

ABSTAIN: BOARD MEMBER PHILIPS AND CONGRESSMAN TORRES

Secretary Schlichting stated that there were two new Board Members and inquired if they should introduce themselves. Chairman Kreimann apologized and asked Congressman Torres and Board Member Philips if they would like to introduce themselves.

Board Member Philips stated that he was the City Manager with the City of Industry, and had been with the City for almost three months. The City Council asked that I serve on the Oversight Board. I would like to take a moment and point out that in my opinion, the dissolution of the redevelopment agency is possibly the biggest policy blunder in California history. We are following the law and the regulations to dissolve the redevelopment agency. As much as we can work collaboratively, I think that would be the most important step that we can take as a team here on the Oversight Board. The fact that there are 172 lawsuits from cities to the Department of Finance will tell you how burdensome this process is. I think we need to work together more closely and would encourage our attorney to share all information concurrently with all of the Board Members.

Congressman Esteban Torres stated that he was a former Member of Congress. I am honored to sit on this Board and would like to thank the Members and the Chairman for my selection. I want to echo the comments made by Mr. Philips in saying that I hope we can work together to overcome the many issues that confront us, and to that degree, I am here to serve that purpose.

Chairman Kreimann welcomed Congressman Torres and Board Member Philips to the Board. Over the past years, we have been working very closely together and in a very transparent way to the extent that Mr. Varner has definitely been providing information to everyone freely. Discussion was held regarding keeping all of the Board Members apprised.

Legal Counsel Varner stated that he and Mr. Casso had the discussion of what the protocol should be on how to share information between us, and to get it to the Board and to the Successor Agency.

CONSIDERATION OF RESOLUTION NO. OB 2015-11 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF INDUSTRY, APPROVING THE OVERSIGHT BOARD'S MINUTES FOR THE JUNE 2, 2015 REGULAR MEETING

MOTION BY BOARD MEMBER DUARTE, AND SECOND BY BOARD MEMBER PERSAUD TO ADOPT RESOLUTION NO. OB 2015-11. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DUARTE, BOARD MEMBER PERSAUD, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: BOARD MEMBER GREGORYK

ABSTAIN: NONE

CONSIDERATION OF THE STATUS REPORT IDENTIFYING THE INVENTORY OF PROPERTIES, PROJECTED CASH FLOW FOR PROJECTS TO BE FUNDED BY OTHER FUNDS, AND THE PROJECT SUMMARY

Mr. Dean Yamagata, Partner with Frazer, LLP, contracted to run the Finance Department for the City and Agency, presented a staff report and responded to questions from Members of the Oversight Board.

MOTION BY BOARD MEMBER PHILIPS, AND SECOND BY BOARD MEMBER PERSAUD TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 6-0, BY THE

FOLLOWING VOTE:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DUARTE, BOARD MEMBER PERSAUD, BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: BOARD MEMBER GREGORYK

ABSTAIN: BOARD MEMBER PHILIPS AND CONGRESSMAN TORRES

CONSIDERATION OF THE JULY 2015 BOND REFINANCING REPORT

Secretary Schlichting stated that the backup for this item should have only been Dean Yamagata's memo. There was backup included that should not have been included in the agenda packet.

Mr. Dean Yamagata, Partner with Frazer, LLP, contracted to run the Finance Department for the City and Agency, presented a staff report and responded to questions from Members of the Oversight Board.

MOTION BY CONGRESSMAN TORRES, AND SECOND BY BOARD MEMBER PHILIPS TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 6-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DUARTE, BOARD MEMBER PERSAUD, BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: BOARD MEMBER GREGORYK

ABSTAIN: NONE

CONSIDERATION OF RESOLUTION NO. OB 2015-12 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY

OF INDUSTRY, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016

Mr. John Ballas, City of Industry Engineer, provided a staff report and answered questions from Members of the Oversight Board.

Mr. Dean Yamagata, Partner with Frazer, LLP, contracted to run the Finance Department for the City and Agency, responded to questions from Members of the Oversight Board.

Agency Legal Counsel Casso responded to questions from Members of the Oversight Board.

Oversight Board Counsel Varner talked about Senate Bill 107, the retainment of loans, and the authority to do so. With respect to contracts that have not yet been approved, Oversight Board Counsel Varner recommended that contracts that the Successor Agency wants to enter into for the future, put them on ROPS making a notation in the appropriate line item with a comment saying that they are subject to the Successor Agency and Oversight Board approving the contracts. Oversight Board Counsel Varner and Agency Legal Counsel Casso responded to questions from Successor Agency staff and Members of the Oversight Board. Discussion was held regarding the Loan between the Successor Agency and the City of Industry, and the disposition of Agency-owned properties.

MOTION BY BOARD MEMBER PHILIPS, AND SECOND BY BOARD MEMBER DUARTE TO ADOPT RESOLUTION NO. OB 2015-12, INCLUDING NOTES TO ITEM NOS. 289, 291, and 293 TO INDICATE THAT THOSE ITEMS ARE SUBJECT TO EXECUTED CONTRACTS APPROVED BY THE SUCCESSOR AGENCY AND OVERSIGHT BOARD SUBJECT TO ADEQUATE FUNDING FROM THE INTENDED SOURCES ON ROPS. MOTION CARRIED 6-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DUARTE, BOARD MEMBER PERSAUD, BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: BOARD MEMBER GREGORYK

ABSTAIN: NONE

CONSIDERATION OF RESOLUTION NO. OB 2015-13 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF INDUSTRY, APPROVING THE INDUSTRY BUSINESS CENTER ROADWAYS, SEWERS, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING CONTRACT BY AND BETWEEN THE SUCCESSOR AGENCY AND ALL AMERICAN ASPHALT

Mr. John Ballas, City of Industry Engineer, provided a staff report, and responded to questions from Members of the Oversight Board.

MOTION BY BOARD MEMBER PHILIPS, AND SECOND BY CHAIRMAN SANTOS TO ADOPT RESOLUTION NO. OB 2015-13. MOTION CARRIED 6-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DUARTE, BOARD MEMBER PERSAUD, BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: BOARD MEMBER GREGORYK

ABSTAIN: NONE

REPORT ON A RECENT SLIDE FAILURE DURING THE MASS GRADING OPERATION FOR THE INDUSTRY BUSINESS CENTER EAST SIDE GRADING, CONTRACT NO. IBC-0380, AS IDENTIFIED IN LINE ITEM NO. 271 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Mr. John Ballas, City of Industry Engineer, provided a staff report, and responded to questions from Members of the Oversight Board.

MOTION BY CONGRESSMAN TORRES, AND SECOND BY BOARD MEMBER PHILIPS TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 6-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DUARTE, BOARD MEMBER PERSAUD, BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: BOARD MEMBER GREGORYK

ABSTAIN: NONE

CONSIDERATION ON STATUS OF THE LONG RANGE PROPERTY MANAGEMENT PLAN, THE DISPOSITION OF PROPERTIES, AND THE CURRENT STATUS OF MARKETING OF PROPERTIES

Agency Legal Counsel Casso presented a report, and responded to questions from Members of the Oversight Board.

Chairman Kreimann expressed his concern and asked if the same process would still take place, and if Jim Rabe with Keyser Marston would still be used. Agency Legal Counsel Casso stated that he was not convinced that the Advisory Committee was necessary for the properties that were remaining.

Oversight Board Counsel Varner stated that Jim Rabe's role was essentially to verify the fair market value for the properties, and therefore, didn't see why the Successor Agency couldn't still utilize his services.

Chairman Kreimann stated that it was the Oversight Board that felt the need for a third party to review the fair-market value. The Oversight Board would like for Jim Rabe to continue to serve in his capacity. Discussion was held.

Mr. John Gordon approached the Board and stated that over 4 months ago GH America submitted a $101,000,000.00 offer for a property known as Tres Hermanos. My client is ready, willing, and able to purchase the Tres Hermanos property which is on the Long Range Property Management Plan. It has been four months, and we have not heard a word from the Successor Agency. Agency Legal Counsel Casso indicated that he and Board Member Philips had been directed by the City Council to look at different options with regard to Tres Hermanos. We are following that direction, and hope to come to a conclusion within 45 to 60 days. We can send GH America a note that their bid had been received and was under consideration

Discussion was held regarding The Hoffman Company marketing the Tres Hermanos property.

MOTION BY BOARD MEMBER DUARTE, AND SECOND BY BOARD MEMBER PHILIPS TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 6-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBER CHEN, BOARD MEMBER DUARTE, BOARD MEMBER PERSAUD, BOARD MEMBER PHILIPS, CONGRESSMAN TORRES, AND CHAIRMAN KREIMANN

NOES: NONE

ABSENT: BOARD MEMBER GREGORYK

ABSTAIN: NONE

ADJOURNMENT

There being no further business, the Oversight Board of the Successor Agency to the Industry Urban-Development Agency adjourned.

Santos H. Kreimann, Chairman

Diane M. Schlichting, Secretary

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

ITEM NO. 5.4

FRAZER, LLP
Certified Public Accountants and Consultants

MEMORANDUM

To: **Chairman and Members of the Oversight Board to the Successor Agency to the Industry Urban-Development Agency**

From: **Dean Yamagata – Contracted Finance Manager**

Date: **January 15, 2016**

Subject: **Status Reports**

Below is summary of the status reports and changes from the prior Oversight Board meeting held in October 2015.

Pages 5-7 Exhibit 1 Inventory of Properties

Exhibit 1 shows the inventory of properties in the Long Range Property Management Plan and the ultimate disposition of the properties. Since the September 2015 meeting, property nos. 7, 8 18 and 28 have closed escrow and have generated $24,423,865 in net proceeds to the Successor Agency. Property nos. 19, 20 and 21 are being sold to the City of Industry for a total of $10,550,000 pending approval by the Oversight Board and Department of Finance. Property nos. 1, 34 and 35 are in the process of negotiations.

Pages 8-10 Exhibit 2 Project Summary Report Through January 14, 2016

Exhibit 2 has been updated to reflect expenditures of $10,827,283 spent on the projects and other costs for the period September 11, 2015 through January 14, 2016

Pages 11-14 Exhibit 3 Budget vs Actual Expenditures ROPS 15-16A Period July 1 to December 31, 2015

Exhibit 3 shows the comparison of period to date actual expenditures versus the approved amount in ROPS 15-16A for the six months ended December 31, 2015. Below is a summary of the expenditures.

Successor Agency To the Industry Urban-Development Agency
Budget vs. Actual Disbursements Comparison ROPS 15-16A
Summary Report
July 1 Through December 31, 2015

Exhibit 3

Payee	ROPS Line Item	Project #	Remaining Amount Of Estimated Project Expenditures Not Spent From Previous Approved ROPS Periods	Estimated Project Expenditures Approved On ROPS 15-16A	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
				Period July 1 to December 31, 2015	Period July 1 to December 31, 2015	Period July 1 to December 31, 2015 (F+G-T=U)
Projects To Be Funded From Other Available Funds						
Landscaping Baker Parkway Slopes		MP 99 31 #61	$ -	$ 155,000.00	$ 81,551.84	$ 73,448.16
Diamond Bar Creek		MP 99-31 #26	-	558,200.00	8,358.90	549,841.10
Industry Business Center		MP 99-31 #16	9,951,984.03	9,333,500.00	17,462,869.13	1,822,614.90
Industry East Traffic Mitigation		MP 99-31 #65	-	1,463,400.00	4,718.06	1,458,681.94
City / Agency Reimbursement Agreement			34,139,500.00	-	-	34,139,500.00
Total Projects To Be Funded From Other Available Funds			**$ 44,091,484.03**	**$ 11,510,100.00**	**$ 17,557,497.93**	**$ 38,044,086.10**
Projects To Be Funded From Bond Proceeds						
Lemon Ave Interchange at Route 60		MP 03-10	-	2,752,500.00	199,138.26	2,553,361.74
Route 57/60 Confluence Project		MP 99-31 #22	-	1,671,500.00	753,940.76	917,559.24
Westbound Slip On- Ramp 57/60		MP 99-31 #22a	-	3,053,000.00	38,593.14	3,014,406.86
Total Projects To Be Funded From Bond Proceeds			-	**$ 7,477,000.00**	**$ 991,672.16**	**$ 6,485,327.84**
Administration			-	1,240,000.00	520,604.88	719,395.12
General Insurance	263		-	119,000.00	101,775.53	17,224.47
Property Maintenance 07-01-2015 through 12-31-2015	269		-	736,000.00	554,973.59	181,026.41
Total All Expenditures			**$ 44,091,484.03**	**$ 21,082,100.00**	**$ 19,726,524.09**	**$ 45,447,059.94**

Pages 15-18 Exhibit 4 Budget vs Actual Expenditures ROPS 15-16B Period January 1, 2016 to June 30, 2016

Exhibit 4 shows the comparison of period to date actual expenditures versus the approved amount in ROPS 15-16B for the six months ended June 30, 2016. Below is a summary of the expenditures.

Successor Agency To the Industry Urban-Development Agency
Budget vs. Actual Disbursements Comparison ROPS 15-16B
Summary Report
January 1 Through June 30, 2016

Exhibit 4

Payee	ROPS Line Item	Project #	Estimated Project Expenditures Approved On ROPS 15-16B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
			Period January 1 to June 30, 2016	Period January 1 to June 30, 2016	Period January 1 to June 30, 2016 (F+G-T=U)
			.		
Projects To Be Funded From Other Available Funds					
Landscaping Baker Parkway Slopes		MP 99 31 #61	$ 150,000.00	$ -	$ 150,000.00
Diamond Bar Creek		MP 99-31 #26	711,000.00	-	711,000.00
Industry Business Center		MP 99-31 #16	45,808,421.00	-	45,808,421.00
Industry East Traffic Mitigation		MP 99-31 #65	1,600,000.00	-	1,600,000.00
City / Agency Reimbursement Agreement			50,000,000.00	-	50,000,000.00
Total Projects To Be Funded From Other Available Funds			$ 98,269,421.00	$ -	$ 98,269,421.00
Projects To Be Funded From Bond Proceeds					
Lemon Ave Interchange at Route 60		MP 03-10	4,025,000.00	-	4,025,000.00
Route 57/60 Confluence Project		MP 99-31 #22	4,012,000.00	-	4,012,000.00
Westbound Slip On- Ramp 57/60		MP 99-31 #22a	5,586,000.00	-	5,586,000.00
Total Projects To Be Funded From Bond Proceeds			$ 13,623,000.00	$ -	$ 13,623,000.00
Administration			1,211,500.00	58,000.00	1,153,500.00
General Insurance	263		-	-	-
Property Maintenance 07-01-2015 through 12-31-2015	269		736,000.00	-	736,000.00
Total All Expenditures			$ 113,839,921.00	$ 58,000.00	$ 113,781,921.00

Projected Cash Flow For Projects January 1, 2016 to December 31, 2017

Below is a summary of the Sources and Uses of cash for the six months ended June 30, 2016. The Successor Agency will be paying off the loan from the City of Industry during this period. The IBC and Other Projects funded by the sales proceeds of property will be expended as funds become available.

Successor Agency to the IUDA
Projected Cash Flow For Projects
January 1, 2016 to June 30, 2016

	Bond Proceeds	CA Rasmussen & Sukut Mass Grading Escrow Accounts	Land Sales Proceeds Trust Account	Other Funds
Cash and investments balance at 12/31/2015	$ 27,183,952	$ 1,076,864	$ 37,785,757	$ 1,916,876
Rental Income				4,989,000
Note Receivable Receipts				1,154,038
Administration				(1,233,500)
Property Maintenance				(350,000)
City Loan Repayment			(34,139,469)	
Subtotal	27,183,952	1,076,864	3,646,288	6,476,414
Other Funds To Be Used For Project Expeneditures			6,476,414	(6,476,414)
Projected Land Sales			33,205,000	
PROJECT COSTS:				
Industry Business Center (IBC)		(1,076,864)	(61,233,636)	
Other Projects:				
Landscaping Baker Parkway Slopes			(150,000)	
Diamond Bar Creek			(711,000)	
Industry East Traffic Mitigation			(1,600,000)	
Lemon Avenue	(4,025,000)			
57/60 Confluence	(4,012,000)			
West Bound Offramp	(5,586,000)			
Projected cash and investments balance at 6/30/2016	$ 13,560,952	$ -	$ (20,366,934)	$ -

SUCCESSOR AGENCY TO THE IUDA
LONG RANGE PROPERTY MANAGEMENT PLAN
INVENTORY OF PROPERTY
DISPOSITION STATUS

Legend:

- Completed Sale to third party
- Pending Oversight Board and DOF approval
- Currently In Escrow
- To Be Sold
- Transferred to City of Industry at no cost
- Conveyance of property to Caltrans for West Bound Off Ramp taken from IBC property

Exhibit 1

No.	Property Type	Address	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimate of Current Parcel Value	Date of Estimated Current Value	APN #	Lot Size	Oversight Board Resolution # Approval	Completed Sales Tranaction (Net Sales Proceeds)	Currently In Escrow	Estimated Date For Escrow To Close	Sales Date	Buyer
1	vacant/industrial	333 Hacienda	for sale	industrial per zoning code	38657	17.77 mill.	6.6 mill.	Apr-13	8208-027-913	9.5 ac.	2014-26					
2	vacant/industrial bldg.	333 Turnbull	for sale	industrial per zoning code	40513	6.944 mill.	4.96 mill.	Apr-13	8208-014-900	6.63 ac.	2014-26					
3	industrial bldg.	300 Baldwin Park Blvd	for sale		Dec-07	17.0 mill.	Sold		8563-003-905	10.68 ac.	2012-15	$ 7,801,748.30			3/21/2013	Baldwin Park Industrial Developers, LLC
4	industrial bldg.	17370 Gale	for sale	Auto zone-new car dealership	Jul-09	7.45 mill.	1.72 mill.	Apr-13	8264-001-945	1.32 ac.	2014-26	$ 1,519,303.40			5/20/2015	Peninsula Property Holdings,LLC
5	industrial bldg.	19835 E Walnut	for sale or lease	industrial per zoning code	Jan-08	5.9 mill.	1.878 mill.	Apr-13	8760-009-900	1.96 ac.						
6		17651 Railroad St	for sale	industrial per zoning code	May-08	4.1 mill.	Sold		8264-011-901	3.05 ac.	2013-13	$ 2,230,982.10			2/5/2014	Railroad Industrial Investors, LLC
7	vacant/industrial	14624 Nelson	for sale	industrial per zoning code	Dec-10	3.33 mill.	2.52 mill.	Apr-13	8208-006-902	4.13 ac.	2014-26				12/23/2015	General Equity Company, LLC - Property 7 & and 8 Sales price
8	vacant/industrial	14700 Nelson	for sale	industrial per zoning code	Jul-10	6.1 mill.	4.49 mill.	Apr-13	8208-006-900 8208-006-901	7.36 ac.	2014-26	$ 13,109,436.38			12/23/20155	General Equity Company, LLC - Property 7 & and 8 Sales price
9	vacant/industrial	15000 Nelson	for sale	industrial per zoning code	m-2007	6.7 mill.	4.877 mill.	Apr-13	8208-011-902	6.22 ac.	2014-26	$ 6,691,488.80			6/3/2015	Klema Enterprises, Inc.
10	vacant/industrial bldg.	13530 Nelson	for sale	convey to City at FMV	Dec-07	5.7 mill.	1.99 mill.	Apr-13	8562-016-901	2.08 ac.						
11	vacant/industrial	15130 Nelson	for sale	industrial per zoning code	Aug-08	3.95 mill.	1.955 mill.	Apr-13	8208-011-903	2.04 ac.	2014-26	$ 2,366,729.50			6/25/2015	15130 Nelson, LLC
12	landscape area	15432 Nelson	for sale	convey to City at FMV	Dec-11	11.3 mill	0.834 mill	Apr-13	8208-024-906 8208-024-907	0.87 ac.						
13	vacant	2525 Workman Mill	retain for gov. use	convey to City at no cost	1983	.125 mill	.125 mill	Apr-13	8125-059-916	0.13 ac	2014-12	NONE			6/3/2014	City of Industry
14	vacant/landscape area	SW corner Workman Mill & Crossroads	for sale	industrial per zoning code	1981	.183 mill	.805 mill	Apr-13	8120-027-270	0.84 ac.						
15	vacant/industrial	Crossroads PKY South	for sale	industrial per zoning code	1976	.77 mill	2.78 mill	Apr-13	8125-021-940 8125-021-941	3.55 ac.						
16	vacant/industrial	151 Long Lane	for sale	industrial per zoning code	Dec-10	1.465 mill.	1.292 mill.	Apr-13	8202-033-908	1.87 ac.	2014-26	$ 2,043,354.90			6/11/2015	Brighton Collectibles
17	vacant/industrial	125 N. Orange	for sale	industrial per zoning code	May-04	13.5 mill.	2.89 mill.	Apr-13	8202-033-906	3.69 ac.	2014-26		$ 4,688,888.00	December-15		Quinn Development, LLC
18	commercial office bldg.	111 Hudson	for sale	industrial per zoning code	Feb-05	4.0 mill.	1.75 mill.	Apr-13	8208-024-905	1.83 ac.	2015-08	$ 2,791,057.00			10/14/2015	Northrop Grumman Systems Corporation
19	commercial office bldg.	150 Hacienda	for sale	existing bank building	Feb-09	6.2 mill.	5.1 mill	Apr-13	8208-025-951	.59 ac.			$ 5,100,000.00			City of Industry
20	vacant/industrial	220 Hacienda	for sale	existing bank building	Feb-09	1.475 mill.	0.937 mill.	Apr-13	8208-025-952	0.15 ac.			$ 1,850,000.00			City of Industry
21	vacant	244 Hacienda	for sale	gov. use per zoning code	Jan-80	0.127 mill.	0.5096 mill.	Apr-13	8208-025-923	0.39 ac			$ 3,600,000.00			City of Industry
22	vacant	South of Stafford North of UPRR	for sale	gov. use per zoning code	Jan-79	2.869 mill.	2.689 mill.	Apr-13	8208-025-940	3.43 ac.						
23	office bldg.	15600 Stafford	for sale	gov. use per zoning code	Mar-05	1.195 mill.	1.882 mill.	Apr-13	8208-025-948	1.44 ac.						
24	small office bldg	15710 & 15718 Stafford	for sale	gov. use per zoning code	Jan-82	.025 mill.	0.144 mill. Or 1.0 mill.	Apr-13	8245-001-901 8245-001-914	0.41 ac.	2014-26	$ 696,569.00			2/13/2015	Industry Security Services, Inc.
25	vacant/landscape area	South of Stafford west of Glendora	retain for gov. use	convey to City at no cost	Jan-99	.022 mill.	.022 mill	Apr-13	8245-001-913	0.10 ac.	2014-12	NONE			6/3/2014	City of Industry
26	vacant/landscape area	South of UPPR West of Hacienda	retain for gov. use	convey to City at no cost	1982	.133 mill.	.133 mill.	Apr-13	8208-022-902 8208-022-903	0.61 ac.	2014-12	NONE			6/3/2014	City of Industry
27	vacant	South of UPPR East of Russell	retain for gov. use	convey to City at no cost	1982	.083 mill.	.083 mill.	Apr-13	8245-001-911	0.38 ac.	2014-12	NONE			6/3/2014	City of Industry
28	vacant/parking	East of Parriott Pl	for sale	gov. use per zoning code	1976	1.35 mill.	4.846 mill.	Apr-13	8208-027-911 8208-027-912	6.18 ac.	2014-26	$ 8,523,372.16			11/19/2015	CT Parriott, LLC (CT Realty Corp.)
29	power plant	911 Bixby	for sale	existing power plant	Mar-01	12.5 mill.	8.0 mill.	Apr-13	8242-013-901	11.48 ac.						
30	vacant/commercial	East of Azusa North of Railroad	for sale	industrial per zoning code	Mar-2001 & Jun 2010	8.525 mill.	5.987 mill.	Apr-13	8264-025-903 8264-025-904 8264-025-914 8264-025-915 8264-025-917	10.11 ac.	2014-26		$ 41,292,760.00	November-15		CT Chesbrut, LLC (CT Realty Corp.) Sales price for Properties 30 & 38
31	vacant/commercial	17201-17301 Gale	for sale	commercial with zone change	Apr-06	38.8 mill.	16.5 mill.	Apr-13	8264-001-943 8264-001-944 8264-001-928	19.03 ac.	2015-03		$ 16,000,000.00	July-16		RV Properties
32	vacant	17475 Gale	for sale	new car dealership per automobile zone	Jul-05	7.5 mill.	5.86 mill.	Apr-13	8264-001-942 8264-001-941	5.38 ac.	2015-04		$ 5,500,000.00	July-16		RV Properties
33	vacant/commercial	17545 Gale	for sale	new car dealership per automobile zone	Apr-05	16.7 mill.	6.5 mill.	Apr-13	8264-012-919	5.99 ac.						
34	vacant	17647 Gale	for sale	new car dealership per automobile zone	Jan-04	40.5 mill.	6.8 mill.	Apr-13	8264-013-913 8264-013-914 8264-012-923	6.25 ac.						
35	remnant/row	17723 Gale	for sale	new car dealership per automobile zone	Jan-04	40.5 mill.	4.4 mill.	Apr-13	8264-013-916	4.02 ac.						
36	remnant	17439 Railroad	retain for gov. use	convey to City at no cost	2003	.422 mill.	.422 mill.	Apr-13	8264-004-907 8264-004-909	0.44 ac.	2014-12	NONE			6/3/2014	City of Industry
37	remnant	adjacent to Fairway	retain for gov. use	convey to City at no cost	2001	.144 mill.	.144 mill.	Apr-13	8760-028-270 8760-010-938 8760-010-935	0.15 ac.	2014-12	NONE			6/3/2014	City of Industry
38	remnant	West side of Fairway south of UPPR	retain for gov. use	convey to City at no cost	Dec-88	.12 mill	.12 mill.	Apr-13	8760-028-903	0.55 ac.	2014-12	NONE			6/3/2014	City of Industry
39	vacant/industrial	800 feet east if Garcia Ln	retain for gov. use	convey to City at no cost	1982	.65 mill.	.65 mill.	Apr-13	8709-027-036	0.3 ac.	2014-12	NONE			6/3/2014	City of Industry

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40	industrial/commercial	Ind. Bus. Center	for sale/leased to Majestic Realty	industrial/commercial per approved plans	1982 &1983	27.632 mill.	26 mill.	Apr-13	8719-009-902,904,905,906 9 & 908 8719-007-920,921,922,906,907, 924,917 & 923	597.54 ac						
41	industrial/commercial	Grand Crossing	for sale/leased to Majestic Realty	built out industrial/commercial	1980,1981 &1982	11.2 mill.	50 mill.	Apr-13	8709-008-021,022,023,024,025, 026,027,028,029, &030 8709-006-004,005,006,003,007, 008,001,002,010, & o12 8709-027-037,034 & 032 8709-028-014 8719-006-016,017,014,015,013, 012,019 &020 8719-007-033,040,047,038,0480 42,043 &039	425 ac.						
43	YAL Building	841 7th Ave	for sale	gov. use per zoning code	Mar-99	1.6 mill.	0.632 mill.	Apr-13	8217-001-901	0.66 ac.	2014-26					
44	YAL Office	205 Hudson	retain for gov. use	convey to City at no cost	Jun-01	0.444 mill.	0.471 mill	Apr-13	8208-024-900	0.5 ac.	2014-12	NONE			6/3/2014	City of Industry
45	Heliport	15252 Stafford	for sale	gov. use per zoning code	1982	0.24 mill.	0.878 mill.	Apr-13	8208-025-939	1.12 ac.						
46	parking & common areas for parcels 19 & 20	NW & SW corners of Hacienda &Stafford	for sale	gov. use per zoning code	1982	0.12 mill.	combined w/ other parcels	Apr-13	82028-025-938 8208-025-941	0.57 ac.						
47	parking	15625 Stafford	for sale	gov. use per zoning code	Apr-75	0.076 mill.	combined w/ other parcels	Apr-13	8208-025-907, 908, 909 &926	5.5 ac.						
48	vacant	W side of Hacienda N of Stafford	for sale	gov. use per zoning code	2002	1.85 mill.	1.85 mill.	Apr-13	8208-025-937	1.415 ac. With #46 added						
49	Post Office & Fire Prevention	15660 Stafford	for sale	gov. use per zoning code	Nov-79	0.0519 mill.	3.6 mill.	Apr-13	8208-025-942	2.79 ac.						
50	vacant'parking	242 &244 Hacienda	for sale	gov. use per zoning code	Aug-09	4.65 mill.	3.2 mill.	Apr-13	8208-025-954	2.46 ac.						
51	vacant/parking	N side of Stafford w of Glendora	for sale	gov. use per zoning code	1985	5.12 mill.	6.25 mill.	Apr-13	8208-025-943	5.74 ac.						
52	vacant landscape area	N side of Sotro w of Glendora	retain for gov. use	convey to City at no cost	1985	.52 mill	.52 mill.	Apr-13	8208-025-944	0.92 ac.	2014-12	NONE			6/3/2014	City of Industry
53	Convalescent Hospital	555 El Encanto	for sale	offer to City first	Dec-76	3.36 mill.	5.06 mill.	Apr-13	8208-027-901	5.02 ac.		NONE				
54	vacant	w side of Parriott	for sale	gov. use per zoning code	1978	1.9 mill.	6.12 mill.	Apr-13	8208-027-911 & 912	8.79 ac.						
55	Homestead Museum	15415 Don Julian	retain for gov. use	convey to City at no cost	1980	2.1 mill.	6.87 mill	Apr-13	8208-027-906 &907	9.86 ac.	2014-12	NONE			6/3/2014	City of Industry
56	vacant	NW &SW corners Don Julian & Hacienda	retain for gov. use	convey to City at no cost	1980	0.086 mill	0.086 mill	Apr-13	8208-027-909 &941	0.37 ac.	2014-12	NONE			6/3/2014	City of Industry
57	Pump Station	747 Anaheim Puente	retain for gov. use	convey to City at no cost	1995	.28 mill.	1.25 mill.	Apr-13	8242-012-902	1.3 ac.	2014-12	NONE			6/3/2014	City of Industry
58	vacant	17400 Chestnut	for sale	industrial per zoning code	12/98	12.40 mill	12.26 mill.	Apr-13	8264-024-905, 918 &919	20.32 ac	2012-70			November 16		CT Chestnut, LLC (CT Realty Escrow Sales price for Properties 39 & 20; see proceeds ch
59	industrial bldg.	1123 Hatcher	for sale	industrial per zoning code	Sep-02	2.717 mill.	2.414 mill.	Apr-13	8264-004-908	3.08 ac.						
60	vacant/row	1129 & 1135 Hatcher	for sale	industrial per zoning code	Dec-08	3.55 mill.	1.79 mill.	Apr-13	8264--004-910 &911	1.87 ac.						
61	vacant/row	Auto Mall East	retain for gov. use	convey to City at no cost	2003	2.44 mill.	2.44 mill.	Apr-13	8264-013-912	0.89 ac.	2014-12	NONE			6/3/2014	City of Industry
62	vacant	North side of Gale	retain for gov. use	convey to City at no cost	2003	.209 mill.	.209 mill.	Apr-13	8264-013-915	0.16 ac.	2014-12	NONE			6/3/2014	City of Industry
63	vacant/row	south side of San Jose Creek	retain for gov. use	convey to City at no cost	1991	.182 mill.	.182 mill	Apr-13	8760-023-913	0.19 ac.	2014-12	NONE			6/3/2014	City of Industry
64		Metrolink Station - Parking Station									2012-03	NONE			6/5/2012	City of Industry
65	Electrical Substation	208 Waddingham	for sale	convey to City at FMV of land	Feb-03	0.931 mill.	3.0 mill.	Apr-13	8719-005-905	3.86 ac.						
66	vacant/industrial	Garcia Lane	for sale	gov. use per zoning code	1981	0.53 mill.	2.239 mill.	Apr-13	8709-027-039	2.43 ac.						
67	water well	south side of San Jose Creek	retain for gov. use	convey to City at no cost	1990	0.085 mill.	0.171 mill.	Apr-13	8719-004-906	0.28 ac.	2014-12	NONE			6/3/2014	City of Industry

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68	ranch	Grand Ave. Diamond Bar	for sale	entitlements through San Bernardino and Orange Counties	Nov-78	12.1 mill.	85-122 mill.	Apr-13	8701-021-271,8701-022-270 &273, 1000-011-19-0000, 20-0000, 21-0000,22-0000, 1000-021-13-0000 & 14-0000, 1000-031-14-0000 & 15-0000	2,450 ac.						
70	vacant industrial	804 Azusa/Anaheim Puente	industrial per zoning code	convey to City at no cost	Mar-01	3.2 mill.	3.22 mill.	Apr-13	8264-025-901, 906 &911	4.11 ac.	2014-13	NONE			6/3/2014	City of Industry
71	vacant/row	adjacent to 22122 Valley	retain for gov. use	convey to City at no cost	2004	.12 mill.	.575 mill.	Apr-13	none	0.6 ac.	2014-12	NONE			6/3/2014	City of Industry
72	Puente Basin Water rights	Puente Basin Water Rights	for sale	convey to City at FMV	1981	.30 mill.	.30 mill.	Apr-13	8242-015-058 thru 8719-004-012	NA						
73	Industrial/ Commercial	Ind. Bus. Center	retain for gov. use	convey to Caltrans at no cost	1982 &1983	0.001 mill.	0.012 mill.	Apr-13	part of 8719-007-922	0.01 ac.	2014-21	NONE			11/12/2014 DOF	conveyed to Caltrans at no cost
74	Industrial/ Commercial	Ind. Bus. Center	retain for gov. use	convey to Caltrans at no cost	1982 &1983	0.007 mill.	0.154 mill.	Apr-13	part of 8719-007-922	0.15 ac.	2014-21	NONE			11/12/2014 DOF	conveyed to Caltrans at no cost
75	Industrial/ Commercial	Ind. Bus. Center	retain for gov. use	convey to Caltrans at no cost	1982 &1983	0.003 mill.	0.080 mill.	Apr-13	part of 8719-007-922	0.08 ac.	2014-21	NONE			11/12/2014 DOF	conveyed to Caltrans at no cost
76	Industrial/ Commercial	Ind. Bus. Center	retain for gov. use	convey to Caltrans at no cost	1982 &1983	0.001 mill.	0.020 mill.	Apr-13	part of 8719-007-922	0.02 ac.	2014-21	NONE			11/12/2014 DOF	conveyed to Caltrans at no cost
77	Industrial/ Commercial	Ind. Bus. Center	retain for gov. use	convey to Caltrans at no cost	1982 &1983	0.096 mill.	2.207 mill.	Apr-13	part of 8719-007-917 & 8719-007-907	2.20 ac.	2014-21	NONE			11/12/2014 DOF	conveyed to Caltrans at no cost
	Totals											$ 47,774,041.54	$ 78,031,648.00			

Successor Agency To Industry Urban-Development Agency

Project Summary

Exhibit 2

	Vendor	ROPS Line #	Description	Expenditures prior to the Current Awarded Budget	Future Contract	Current Awarded Budget	Budget Amendments	Total Estimated Cost From January 2012 To Completion Of Projects	Total All Payments January 2012 to January 14, 2016	Project Complete	Remaining Amount Of Estimated Project Costs To Spend Per Amended Contract (AI-AT+AV=AX)
Projects To Be Funded From Other Available Funds											
Landscaping Baker Parkway Slopes MP 99-31 # 61		Estimated Completion - Spring 2017									
	CNC Engineering	99	Professional Services	$ 71,623.91		$ 54,000.00	$ 140,000.00	$ 265,623.91	$ 229,895.34		$ 35,728.57
	Environs Landscape Architecture	100	Professional Services	16,729.08		62,000.00		78,729.08	59,977.52		18,751.56
	Sage Environmental	101	Professional Services					-	-		-
	Kasa Construction, Inc.	102	Improvement/Infrastructure			1,279,788.00	99,499.05	1,379,287.05	1,379,286.63		0.42
	Native Grow Nursery	103	Professional Services			60,490.70		60,490.70	52,584.48	(7,906.22)	-
	Hunter Landscape	104	Professional Services			38,835.00		38,835.00	38,835.00		-
	Jim Borer	105	Professional Services			4,000.00		4,000.00	4,000.00		-
	San Gabriel Valley Newspaper	106	Miscellaneous			3,295.96		3,295.96	3,295.96		-
	MX Graphics	107	Miscellaneous			2,366.92		2,366.92	2,366.92		-
	City of Industry Disposal	108	Miscellaneous	43.07				43.07	43.07		-
	Butsko Engineering	109	Professional Services					-	-		-
	International Line Builders	110	Professional Services					-	-		-
	Walnut Valley Water District	111	Miscellaneous			14,140.00		14,140.00	14,140.00		-
	LA County Health Dept	112	Professional Services			1,557.00		1,557.00	1,557.00		-
	Leighton Consulting	112A	Professional Services					-	-		-
	St Wtr Resources Cont Board		Miscellaneous			1,020.00		1,020.00	1,020.00		-
	Marina Landscape	276	Improvement/Infrastructure			445,290.00		445,290.00	132,766.15		312,523.85
	San Gabriel Valley Newspaper							-			-
								-			-
				88,396.06	**-**	**1,966,783.58**	**239,499.05**	**2,294,678.69**	**1,919,768.07**	**(7,906.22)**	**367,004.40**
Diamond Bar Creek MP 99-31 # 26		Estimated Completion - Summer 2018									
	CNC Engineering	148	Professional Services	223,607.58		540,000.00		763,607.58	735,323.98		28,283.60
	Thomsen Engineering	149	Professional Services	98,224.34		195,000.00	-	293,224.34	184,072.00		109,152.34
	Leighton Consulting	150	Professional Services	62,018.13		320,000.00		382,018.13	367,329.95		14,688.18
	Regional Water Quality Control	151	Professional Services		20,000.00	2,250.00		22,250.00	2,250.00		20,000.00
	Army Corp Engineers	152	Professional Services		1,000.00			1,000.00	-		1,000.00
	Calif Dep of Fish & Game	153	Professional Services		16,000.00			16,000.00	-		16,000.00
	State Water Resources	154	Miscellaneous		12,000.00			12,000.00	-		12,000.00
	MX Graphics	155	Miscellaneous		5,000.00	6,182.67		11,182.67	6,182.67		5,000.00
	Brown & Brown Ins	156	Miscellaneous			28,350.00		28,350.00	28,350.00		-
	City of Industry Disposal	157	Miscellaneous	9,628.00				9,628.00	9,628.00		-
	San Gabriel Valley Newspaper	158	Miscellaneous		2,000.00	1,161.68		3,161.68	1,161.68		2,000.00
	LA County Health Dept	159	Miscellaneous		3,500.00			3,500.00	-		3,500.00
	So Calif Edison	160	Professional Services		50,000.00			50,000.00	-		50,000.00
	Walnut Water District	161	Professional Services		30,000.00			30,000.00	-		30,000.00
	LA County Sewer Maint District	162	Professional Services		20,000.00			20,000.00	-		20,000.00
	PBLA	163	Professional Services			75,000.00		75,000.00	67,895.00		7,105.00
	Native Grow Nursery	164	Improvement/Infrastructure		75,000.00			75,000.00	-		75,000.00
	Contractor TBD	165	Improvement/Infrastructure		1,085,921.00			1,085,921.00	-		1,085,921.00
	Sage Environmental	166	Professional Services	19,299.00		121,000.00		140,299.00	88,309.00		51,990.00
	WKE, Inc	167	Professional Services			56,000.00		56,000.00	-		56,000.00
	H & H Contractors Phase I	168	Improvement/Infrastructure			1,250,002.40		1,250,002.40	1,250,002.40		(0.00)
	Mariposa Landscape	168a	Professional Services			34,900.00		34,900.00	34,900.00		-
	H & H Contractors Phase II	266	Improvement/Infrastructure			4,014,079.05	256,832.85	4,270,911.90	4,270,911.90		(0.00)
				$ 412,777.05	**$ 1,320,421.00**	**$ 6,643,925.80**	**$ 256,832.85**	**$ 8,633,956.70**	**$ 7,046,316.58**	**$ -**	**$ 1,587,640.12**

Successor Agency To Industry Urban-Development Agency

Project Summary

Exhibit 2

	Vendor	ROPS Line #	Description	Expenditures prior to the Current Awarded Budget	Future Contract	Current Awarded Budget	Budget Amendments	Total Estimated Cost From January 2012 To Completion Of Projects	Total All Payments January 2012 to January 14, 2016	Project Complete	Remaining Amount Of Estimated Project Costs To Spend Per Amended Contract (AJ-AT+AV=AX)
58	**Industry Business Center MP 99-31 # 16**	Estimated Completion - Summer 2019									
60	Placeworks	192	Professional Services	$ -		$ 172,502.00		$ 172,502.00	$ 152,005.00		$ 20,497.00
61	PBLA	193	Professional Services	-		1,856,835.00		1,856,835.00	1,886,919.97		(30,084.97)
62	Leighton Consulting	194	Professional Services			2,643,123.00		2,643,123.00	2,105,364.56		537,758.44
63	Leighton Consulting	195	Professional Services		315,504.00			315,504.00	-		315,504.00
64	CNC Engineering	196	Professional Services	687,247.07		5,305,283.00		5,992,530.07	5,437,252.56		555,277.51
65	CNC Engineering	197	Professional Services		1,262,016.00			1,262,016.00	-		1,262,016.00
66	Thomsen Engineering	198	Professional Services	56,414.00		60,000.00		116,414.00	72,979.00		43,435.00
67	Sage Environmental	199	Professional Services	25,711.00		244,441.00		270,152.00	179,144.00		91,008.00
68	MX Graphics	200	Miscellaneous			37,460.06		37,460.06	50,860.66		(13,400.60)
69	So Cal Sandbags	201	Improvement/Infrastructure	64,570.07	40,000.00	30,021.93	29,894.00	164,486.00	124,486.00		40,000.00
70	So Cal Edison	202	Improvement/Infrastructure		3,600,000.00	1,415,000.00	651,000.00	5,666,000.00	2,653,000.00		3,013,000.00
71	Verizon	203	Improvement/Infrastructure		694,000.00			694,000.00	-		694,000.00
72	So Cal Gas Co	204	Improvement/Infrastructure		1,041,420.00			1,041,420.00	-		1,041,420.00
73	Walnut Valley Water District	205	Improvement/Infrastructure		16,228,200.00			16,228,200.00	71,138.40		16,157,061.60
74	Ind Public Utilities	206	Improvement/Infrastructure		11,829,600.00			11,829,600.00	-		11,829,600.00
75	Time Warner Cable	207	Improvement/Infrastructure					-	-		-
76	San Gabriel Valley News Paper	208	Miscellaneous		6,000.00	6,273.40		12,273.40	10,603.48		1,669.92
77	First American Title Company	209	Professional Services		14,000.00	3,392.15		17,392.15	3,392.15		14,000.00
78	St Wtr Resources Cont Board	210	Fees		6,000.00	16,826.00		22,826.00	16,826.00		6,000.00
79	L A County Health Department	211	Fees		4,000.00			4,000.00	-		4,000.00
80	L A County Public Works	212	Fees		85,000.00			85,000.00	-		85,000.00
81	L A County Sewer Maint District	213	Fees		240,000.00			240,000.00	-		240,000.00
82	International Line Builders	214	Improvement/Infrastructure		30,000.00			30,000.00	527,610.99		(497,610.99)
83	MC Cain	215	Improvement/Infrastructure		120,000.00			120,000.00	25,668.63		94,331.37
84	Environs Landscape Arch	216	Professional Services			1,725,120.00		1,725,120.00	217,612.32		1,507,507.68
85	Contractor By Public Bidding	217	Improvement/Infrastructure		58,675,996.00			58,675,996.00	-		58,675,996.00
86	Contractor By Public Bidding	218	Improvement/Infrastructure		10,516,800.00			10,516,800.00	-		10,516,800.00
87	Kimley Horn & Assoc	219	Professional Services			200,000.00		200,000.00	36,430.12		163,569.88
88	Kimley Horn & Assoc	220	Professional Services			1,051,680.00		1,051,680.00	-		1,051,680.00
89	SCS Engineering	221	Professional Services			243,018.00	305,830.00	548,848.00	427,812.14		121,035.86
90	WKE, INC.	222	Professional Services			80,000.00		80,000.00	8,679.47		71,320.53
91	Bustko Engineering	223	Professional Services			1,971,600.00		1,971,600.00	1,121,168.36		850,431.64
92	Sukut Construction, LLC	267	Remedial Grading			6,689,774.00	436,733.06	7,126,507.06	7,126,507.51		(0.45)
93	C. A. Rasmussen Inc.	270	Mass Grading			20,329,607.00	997,870.81	21,327,477.81	20,697,485.35		629,992.46
94	Sukut Construction, LLC	271	Mass Grading			22,693,112.00	2,980,823.21	25,673,935.21	26,358,425.55		(684,490.34)
95	Regional water Quality		Fees					-			-
96	U S Bank (C A Rasmussen Acct)							-			-
97											
98				**833,942.14**	**104,708,536.00**	**66,775,068.54**	**5,402,151.08**	**177,719,697.76**	**69,311,372.2**	**-**	**108,408,325.54**
99											
100	**Industry East Traffic Mitigation MP 99 - 31 # 65**	Estimated Completion - 2020									
101											
102	CNC Engineering	251	Professional Services	33,170.54		578,964.00		612,134.54	90,428.44		521,706.10
103	Geotechnical Consultant	252	Professional Services		174,888.00			174,888.00	-		174,888.00
104	Traffic Consultant	253	Professional Services		1,500,000.00			1,500,000.00	-		1,500,000.00
105	Contractor by Public Bid	254	Professional Services		4,699,160.00			4,699,160.00	-		4,699,160.00
106	City Of Diamond Bar	275	Professional Services		713,400.00			713,400.00	-		713,400.00
107				**33,170.54**	**7,087,448.00**	**578,964.00**	**-**	**7,699,582.54**	**90,428.44**	**-**	**7,609,154.10**
108	**City / Agency Reimbursement Agreement**										
109	City of Industry	277			**15,860,500.00**	**34,139,500.00**		**50,000,000.00**	**-**		**50,000,000.00**
110											
111	**Total Projects To Be Funded From Other Available Funds**			**$ 1,368,285.79**	**$ 128,976,905.00**	**$ 110,104,241.92**	**$ 5,898,482.98**	**$ 246,347,915.69**	**$ 78,367,885.32**	**$ (7,906.22)**	**$ 167,972,124.15**
112											

	A	B	C	D	E	F	G	H	I	J	K	L	M	AH	AI	AJ	AK	AV	AW	AX	AY	AZ	BA
1																							
2										Successor Agency To Industry Urban-Development Agency													
3										Project Summary												Exhibit 2	
4																							
5		Vendor		ROPS Line #		Description		Expenditures prior to the Current Awarded Budget		Future Contract		Current Awarded Budget		Budget Amendments		Total Estimated Cost From January 2012 To Completion Of Projects		Total All Payments January 2012 to January 14, 2016		Project Complete		Remaining Amount Of Estimated Project Costs To Spend Per Amended Contract (AJ AT+AV=AX)	
113																							
114	Projects To Be Funded From Bond Proceeds																						
115	Lemon Ave Interchange at Route 60 MP 3 - 10			Estimated Completion - Early 2017																			
116		CNC Engineering		116		Professional Services		$ 15,264.25				$ 150,000.00				$ 165,264.25		$ 64,938.26				$ 100,325.99	
117		Jacobs Civil		117		Professional Services						114,624.27		1,072,650.46		1,187,274.73		1,061,562.75				125,711.98	
118		Avant-Garde		118		Professional Services						150,000.00		175,000.00		325,000.00		282,493.94				42,506.06	
119		Caltrans (Right of Way Acquisition)		119		Improvement/Infrastructure		227,443.31								227,443.31		227,443.31				-	
120		Contractor TBD		120		Improvement/Infrastructure				3,543,160.00						3,543,160.00		-				3,543,160.00	
121		Caltrans (Construction Administration)		121		Improvement/Infrastructure				3,650,000.00		198,828.25				3,848,828.25		198,828.25				3,650,000.00	
122		LA County Public Works		122		Fees						1,600.00				1,600.00		1,935.16				(335.16)	
125		Total Lemon Ave Interchange at Route 60						242,707.56		7,193,160.00		615,052.52		1,247,650.46		9,298,570.54		1,837,201.67		-		7,461,368.87	
126																							
127	Route 57/60 Confluence Project MP 99 - 31 # 22			Estimated Completion - TBD																			
128																							
129		CNC Engineering		123		Professional Services		55,575.95				221,600.00				277,175.95		139,071.30				138,104.65	
130		WKE Inc (Environmental Phase)		124		Professional Services		716,116.09				80,000.00				796,116.09		796,141.31				(25.22)	
131		Atkins		125		Professional Services						3,804,631.96				3,804,631.96		690,105.78		(3,114,526.18)		-	
132		Casey O' Callaghan Golf Course		126		Professional Services						40,000.00				40,000.00		5,115.03				34,884.97	
133		Caltrans		127		Improvement/Infrastructure				4,400,000.00						4,400,000.00		-				4,400,000.00	
134		Contractor TBD		128		Improvement/Infrastructure				5,872,434.00						5,872,434.00		-				5,872,434.00	
135		The PFM Group		129		Professional Services						450,000.00				450,000.00		39,857.80				410,142.20	
136		Avant-Garde		130		Professional Services		167,378.32				142,000.00				309,378.32		177,654.02				131,724.30	
137		ARC Imaging Recourses		131		Professional Services		110.00								110.00		110.00				-	
138		MX Graphic		132		Miscellaneous						9,675.00				9,675.00		4,514.68				5,160.32	
139		WKE Inc (Design Phase)		133		Professional Services		254,642.87				7,099,000.00				7,353,642.87		3,305,226.48				4,048,416.39	
140		Prince Global		134		Professional Services		564,133.65				540,000.00				1,104,133.65		680,878.08				423,255.57	
141								1,757,956.88		10,272,434.00		12,386,906.96		-		24,417,297.84		5,838,674.48		(3,114,526.18)		15,464,097.18	
142	Westbound Slip On-Ramp 57/60 MP 99-31 #22A			Estimated Completion - Late 2017																			
143																							
144		WKE Inc		224		Professional Services		1,169,473.12				200,000.00				1,369,473.12		418,077.70				951,395.42	
145		CNC Engineering		225		Professional Services		69,074.02				22,510.00				91,584.02		59,188.73				32,395.29	
146		Caltrans		226		Improvement/Infrastructure						4,820,000.00				4,820,000.00		1,161,024.35				3,658,975.65	
147		Avant-Garde		227		Professional Services						127,612.00				127,612.00		134,602.50				(6,990.50)	
148		Atkins		228		Professional Services										-		-				-	
149		MX Graphic		229		Miscellaneous										-		-				-	
150		ARC Imaging Recourses		230		Miscellaneous										-		-				-	
151								1,238,547.14		-		5,170,122.00		-		6,408,669.14		1,772,893.28		-		4,635,775.86	
152																							
153		Total Projects To Be Funded From Bond Proceeds						3,239,211.58		17,465,594.00		18,172,081.48		1,247,650.46		40,124,537.52		9,448,769.43		(3,114,526.18)		27,561,241.91	
154																							
155		Total All Projects						$ 4,607,497.37		$ 146,442,499.00		$ 128,276,323.40		$ 7,146,133.44		$ 286,472,453.21		$ 87,816,654.75		$ (3,122,432.40)		$ 195,533,366.06	
156																							

	A	B	C	D	F	G	AB	AC
1		Successor Agency To the Industry Urban-Development Agency						
2		Budget vs. Actual Disbursements Comparison ROPS 15-16A						
3		Detail Report						
4		July 1 Through December 31, 2015						Exhibit 3
5								
6		Payee	ROPS Line Item	Project #	Remaining Amount Of Estimated Project Expenditures Not Spent From Previous Approved ROPS Periods	Estimated Project Expenditures Approved On ROPS 15-16A	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
7						Period July 1 to December 31, 2015	Period July 1 to December 31, 2015	Period July 1 to December 31, 2015 (F+G-Y=Z)
8								
9		**Projects To Be Funded From Other Available Funds**						
10		**Landscaping Baker Parkway Slopes**		MP 99 31 #61				
11		CNC Engineering	99			$ 20,000.00	$ 6,321.84	$ 13,678.16
12		Environs Landscape Architecture	100			10,000.00	3,480.00	6,520.00
14		Kasa Construction, Inc.	102				-	-
27		Marina Landscape	276			125,000.00	71,750.00	53,250.00
28		San Gabriel Valley					-	-
30		**Total Landscaping Baker Parkway Slopes**				**$ 155,000.00**	**$ 81,551.84**	**$ 73,448.16**
31								
32		**Diamond Bar Creek**		MP 99-31 #26				
33		CNC Engineering	148			35,000.00	8,358.90	26,641.10
34		Thomsen Engineering	149			25,000.00	-	25,000.00
35		Leighton Consulting	150			15,000.00	-	15,000.00
36		Regional Water Quality Control	151			5,000.00	-	5,000.00
37		Army Corp Engineers	152			500.00	-	500.00
38		Calif Dep of Fish & Game	153				-	-
39		State Water Resources	154			5,000.00	-	5,000.00
40		MX Graphics	155			200.00	-	200.00
41		Brown & Brown Ins	156				-	-
42		City of Industry Disposal	157				-	-
43		San Gabriel Valley Newspaper	158			1,000.00	-	1,000.00
44		LA County Health Dept	159			1,500.00	-	1,500.00
45		So Calif Edison	160			50,000.00	-	50,000.00
46		Walnut Water District	161			5,000.00	-	5,000.00
47		LA County Sewer Maint District	162			20,000.00	-	20,000.00
48		PBLA	163				-	-
49		Native Grow Nursery	164			75,000.00	-	75,000.00
50		H & H Contractors	165			300,000.00	-	300,000.00
51		Sage Environmental	166			20,000.00	-	20,000.00
52		WKE, Inc	167				-	-
53		H & H Contractors	266				-	-
54		**Total Diamond Bar Creek**				**$ 558,200.00**	**$ 8,358.90**	**$ 549,841.10**
55								

	A	B	C	D	F	G	AB	AC
1		Successor Agency To the Industry Urban-Development Agency						
2		Budget vs. Actual Disbursements Comparison ROPS 15-16A						
3		Detail Report						
4		July 1 Through December 31, 2015						Exhibit 3
5								
6		Payee	ROPS Line Item	Project #	Remaining Amount Of Estimated Project Expenditures Not Spent From Previous Approved ROPS Periods	Estimated Project Expenditures Approved On ROPS 15-16A	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
7						Period July 1 to December 31, 2015	Period July 1 to December 31, 2015	Period July 1 to December 31, 2015 (F+G-Y=Z)
56								
57		**Industry Business Center**		MP 99-31 #16				
58		Placeworks	192			10,000.00	-	10,000.00
59		PBLA	193			200,000.00	182,703.68	17,296.32
60		Leighton Consulting	194			800,000.00	499,526.46	300,473.54
61		Leighton Consulting	195				-	-
62		CNC Engineering	196			1,200,000.00	1,066,694.38	133,305.62
63		CNC Engineering	197			50,000.00	-	50,000.00
64		Thomsen Engineering	198			20,000.00	7,638.50	12,361.50
65		Sage Environmental	199			40,000.00	23,080.00	16,920.00
66		MX Graphics	200			20,000.00	14,132.51	5,867.49
67		So Cal Sandbags	201			30,000.00	-	30,000.00
68		So Cal Edison	202			3,600,000.00	587,000.00	3,013,000.00
69		Verizon	203			10,000.00	-	10,000.00
70		So Cal Gas Co	204			50,000.00	-	50,000.00
71		Walnut Valley Water District	205			100,000.00	1,600.00	98,400.00
72		Ind Public Utilities	206			100,000.00	-	100,000.00
73		Time Warner Cable - Not Approved by DOF	207				-	-
74		San Gabriel Valley News Paper	208			1,000.00	4,661.28	(3,661.28)
75		First American Title Company	209			5,000.00	-	5,000.00
76		St Wtr Resources Cont Board	210			1,000.00	-	1,000.00
77		L A County Health Department	211			1,500.00	-	1,500.00
78		L A County Public Works	212			20,000.00	-	20,000.00
79		L A County Sewer Maint District	213				-	-
80		International Line Builders	214			15,000.00	-	15,000.00
81		MC Cain	215			40,000.00	-	40,000.00
82		Environs Landscape Arch	216			100,000.00	69,727.60	30,272.40
83		Contractor By Public Bidding	217				-	-
84		Contractor By Public Bidding	218				-	-
85		Kimley Horn & Assoc	219			100,000.00	1,989.56	98,010.44
86		Kimley Horn & Assoc	220			100,000.00	-	100,000.00
87		SCS Engineering	221			150,000.00	131,127.04	18,872.96
88		WKE, INC.	222			20,000.00	8,679.47	11,320.53
89		Bustko Engineering	223			500,000.00	354,521.53	145,478.47
90		Sukut Construction, LLC	267				-	-
91		C. A. Rasmussen Inc.	270		3,537,782.99	950,000.00	4,529,257.54	(41,474.55)
92	A	Sukut Construction, LLC	271		6,414,201.04	500,000.00	9,450,918.59	(2,536,717.55)
93		Contractor By Public Bidding	281			600,000.00	527,610.99	72,389.01
94		U S Bank (C A Rasmussen Account)					2,000.00	(2,000.00)
95		**Total Industry Business Center**			**$ 9,951,984.03**	**$ 9,333,500.00**	**$ 17,462,869.13**	**$ 1,822,614.90**
96								

	A	B	C	D	F	G	AB	AC
1		Successor Agency To the Industry Urban-Development Agency						
2		Budget vs. Actual Disbursements Comparison ROPS 15-16A						
3		Detail Report						
4		July 1 Through December 31, 2015						Exhibit 3
5								
6		Payee	ROPS Line Item	Project #	Remaining Amount Of Estimated Project Expenditures Not Spent From Previous Approved ROPS Periods	Estimated Project Expenditures Approved On ROPS 15-16A	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
7						Period July 1 to December 31, 2015	Period July 1 to December 31, 2015	Period July 1 to December 31, 2015 (F+G-Y=Z)
97		**Industry East Traffic Mitigation**		MP 99-31 #65				
98		CNC Engineering	251			200,000.00	4,718.06	195,281.94
99		Geotechnical Consultant	252			50,000.00	-	50,000.00
100		Traffic Consultant	253			500,000.00	-	500,000.00
101		Contractor by Public Bid	254				-	-
102		City Of Diamond Bar	275			713,400.00	-	713,400.00
103		**Total Industry East Traffic Mitigation**				**$ 1,463,400.00**	**$ 4,718.06**	**$ 1,458,681.94**
104								
105		**City / Agency reimbursement Agreement**						
106		City of Industry	277		34,139,500.00	-		34,139,500.00
107		**Totals**			**$ 34,139,500.00**	**$ -**		**$ 34,139,500.00**
108								
109		**Total Projects To Be Funded From Other Available Funds**			**$ 44,091,484.03**	**$ 11,510,100.00**	**$ 17,557,497.93**	**$ 38,044,086.10**
110								
111		**Projects To Be Funded From Bond Proceeds**						
112								
113		**Lemon Ave Interchange at Route 60**		MP 03-10				
114		CNC Engineering	116			$ 15,000.00	-	15,000.00
115		Jacobs Civil	117			95,000.00	159,788.26	(64,788.26)
116		Avant-Garde	118			42,000.00	39,350.00	2,650.00
117		Caltrans (Right of Way Acquisition)	119				-	-
118		Contractor TBD	120			1,300,000.00	-	1,300,000.00
119		Caltrans (Construction Administration)	121			1,300,000.00	-	1,300,000.00
120		LA County Public Works	122			500.00	-	500.00
122		**Total Lemon Ave Interchange at Route 60**				**$ 2,752,500.00**	**$ 199,138.26**	**$ 2,553,361.74**
123								
124		**Route 57/60 Confluence Project**		MP 99-31 #22				
125		CNC Engineering	123			40,000.00	12,121.92	27,878.08
126		WKE Inc (Environmental Phase)	124				-	-
127		Atkins	125				-	-
128		Casey O' Callaghan Golf Course	126			5,000.00	-	5,000.00
129		Caltrans	127			300,000.00	-	300,000.00
130		Contractor Todd	128				-	-
131		The PFM Group	129				-	-
132		Avant-Garde	130			35,000.00	14,300.00	20,700.00
133		ARC Imaging Recourses	131				-	-
134		MX Graphic	132			1,500.00	-	1,500.00
135		WKE Inc (Design Phase)	133			1,200,000.00	656,774.41	543,225.59
136		Prince Global	134			90,000.00	70,744.43	19,255.57
137		**Total Route 57/60 Confluence Project**				**$ 1,671,500.00**	**$ 753,940.76**	**$ 917,559.24**
138								

	A	B	C	D	F	G	AB	AC
1		Successor Agency To the Industry Urban-Development Agency						
2		Budget vs. Actual Disbursements Comparison ROPS 15-16A						
3		Detail Report						
4		July 1 Through December 31, 2015						Exhibit 3
5								
6		Payee	ROPS Line Item	Project #	Remaining Amount Of Estimated Project Expenditures Not Spent From Previous Approved ROPS Periods	Estimated Project Expenditures Approved On ROPS 15-16A	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
7						Period July 1 to December 31, 2015	Period July 1 to December 31, 2015	Period July 1 to December 31, 2015 (F+G-Y=Z)
139		**Westbound Slip On- Ramp 57/60**		MP 99-31 #22a				
140		WKE Inc	224			10,000.00	-	10,000.00
141		CNC Engineering	225			2,000.00	-	2,000.00
142		Caltrans	226			3,000,000.00	743.14	2,999,256.86
143		Avant-Garde	227			40,000.00	37,850.00	2,150.00
144		Atkins	228				-	-
145		MX Graphic	229			1,000.00	-	1,000.00
146		ARC Imaging Recourses	230				-	-
147		**Total Westbound Slip On- Ramp 57/60**				**$ 3,053,000.00**	**$ 38,593.14**	**$ 3,014,406.86**
151								
152		**Total Projects To Be Funded From Bond Proceeds**				**$ 7,477,000.00**	**$ 991,672.16**	**$ 6,485,327.84**
153								
154		**Administration**						
155								
156		Fiscal Agent Fees	21				-	-
157		Arbitrage Fees	22				-	-
158		Fiscal Agent Fees	23			4,000.00	-	4,000.00
159		Fiscal Agent Fees	25			4,000.00	-	4,000.00
160		S A Employee Costs	255			314,000.00	336,304.56	(22,304.56)
161		Office/Delivery/Phone and Overhead	256			60,000.00	611.03	59,388.97
162		Property Management	257			57,000.00	31,972.70	25,027.30
163		Legal Services	258			497,000.00	(110,603.41)	607,603.41
164		Accounting and consulting Fees	259			151,000.00	182,420.00	(31,420.00)
165		Auditing and Review services	260			153,000.00	79,900.00	73,100.00
166							-	-
167		**Total Administration**				**$ 1,240,000.00**	**$ 520,604.88**	**$ 719,395.12**
168								
169		**General Insurance**	263			119,000.00	101,775.53	17,224.47
170		**Total**				**$ 119,000.00**	**$ 101,775.53**	**$ 17,224.47**
171								
175		**Property Maintenance 07-01-2015 through 12-31-2015**	269			736,000.00	554,973.59	181,026.41
176		**Total**				**$ 736,000.00**	**$ 554,973.59**	**$ 181,026.41**
177								
178		**Total All Expenditures**			**$ 44,091,484.03**	**$ 21,082,100.00**	**$ 19,726,524.09**	**$ 45,447,059.94**
179								
180	A	**The Overage is due to the change orders issued for slide area and other unforeseen costs when amounts were budgeted in ROPS**						
181								
182								
183								
184								

	A	B	C	D	G	Y	Z
1		Successor Agency To the Industry Urban-Development Agency					
2		Budget vs. Actual Disbursements Comparison ROPS 15-16B					
3		Detail Report					
4		January 1 Through June 30, 2016					Exhibit 4
5							
6		Payee	ROPS Line Item	Project #	Estimated Project Expenditures Approved On ROPS 15-16B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
7					Period January 1 to June 30, 2016	Period January 1 to June 30, 2016	Period January 1 to June 30, 2016
8							
9		**Projects To Be Funded From Other Available Funds**					
10		**Landscaping Baker Parkway Slopes**		MP 99 31 #61			
11		CNC Engineering	99		$ 15,000.00	$ -	$ 15,000.00
12		Environs Landscape Architecture	100		10,000.00	-	10,000.00
14		Kasa Construction, Inc.	102			-	-
27		Marina Landscape, Inc.	276		125,000.00	-	125,000.00
28		San Gabriel Valley Newspaper	158, 208			-	-
30		**Total Landscaping Baker Parkway Slopes**			**$ 150,000.00**	**$ -**	**$ 150,000.00**
31							
32		**Diamond Bar Creek**		MP 99-31 #26			
33		CNC Engineering	148		60,000.00	-	60,000.00
34		Thomsen Engineering	149		80,000.00	-	80,000.00
35		Leighton Consulting	150		10,000.00	-	10,000.00
36		Regional Water Quality Control	151		5,000.00	-	5,000.00
37		Army Corp Engineers	152		500.00	-	500.00
38		Calif Dept of Fish & Game	153			-	-
39		State Water Resources Cont Board	154		5,000.00	-	5,000.00
40		MX Graphics	155		2,000.00	-	2,000.00
41		Brown & Brown Ins	156			-	-
42		City of Industry Disposal	157			-	-
43		San Gabriel Valley Newspaper	158		1,000.00	-	1,000.00
44		LA County Health Dept	159		1,500.00	-	1,500.00
45		So Calif Edison	160		50,000.00	-	50,000.00
46		Walnut Valley Water District	161		15,000.00	-	15,000.00
47		LA City Sewer Maint District	162		20,000.00	-	20,000.00
48		PBLA	163			-	-
49		Native Grow Nursery	164		75,000.00	-	75,000.00
50		Contractor - by public bidding	165		300,000.00	-	300,000.00
51		Sage Environmental	166		30,000.00	-	30,000.00
52		WKE, Inc	167		56,000.00	-	56,000.00
53		H & H Contractors	266			-	-
54		**Total Diamond Bar Creek**			**$ 711,000.00**	**$ -**	**$ 711,000.00**
55							

	A	B	C	D	G	Y	Z
1		Successor Agency To the Industry Urban-Development Agency					
2		Budget vs. Actual Disbursements Comparison ROPS 15-16B					
3		Detail Report					
4		January 1 Through June 30, 2016					Exhibit 4
5							
6		Payee	ROPS Line Item	Project #	Estimated Project Expenditures Approved On ROPS 15-16B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
7					Period January 1 to June 30, 2016	Period January 1 to June 30, 2016	Period January 1 to June 30, 2016
56							
57		**Industry Business Center**		MP 99-31 #16			
58		The Planning Center	192		15,000.00	-	15,000.00
59		PBLA Engineering	193		200,000.00	-	200,000.00
60		Leighton Consulting	194		650,000.00	-	650,000.00
61		Leighton Consulting	195		-	-	-
62		CNC Engineering	196		1,500,000.00	-	1,500,000.00
63		CNC Engineering	197		150,000.00	-	150,000.00
64		Thomsen Engineering	198		35,000.00	-	35,000.00
65		Sage Environmental	199		60,000.00	-	60,000.00
66		MX Graphics	200		15,000.00	-	15,000.00
67		So Cal Sandbags	201		100,000.00	-	100,000.00
68		So Cal Edison	202		3,600,000.00	-	3,600,000.00
69		Verizon	203		500,000.00	-	500,000.00
70		So Cal Gas Co	204		500,000.00	-	500,000.00
71		Walnut Valley Water District	205		10,000,000.00	-	10,000,000.00
72		Ind Public Utilities	206		8,000,000.00	-	8,000,000.00
73		Time Warner Cable - Not Approved by DOF	207			-	-
74		San Gabriel Valley Newspaper	208		2,000.00	-	2,000.00
75		First American Title Company	209		5,000.00	-	5,000.00
76		St Wtr Resources Cont Board	210		12,000.00	-	12,000.00
77		L A County Health Department	211		1,500.00	-	1,500.00
78		L A County Dept Public Works	212		20,000.00	-	20,000.00
79		L A City Sewer Maint District	213		217,921.00	-	217,921.00
80		International Line Builders	214		40,000.00	-	40,000.00
81		MC Cain	215		120,000.00	-	120,000.00
82		Environs Landscape Arch	216		250,000.00	-	250,000.00
83		Contractor By Public Bidding	217			-	-
84		Contractor By Public Bidding	218			-	-
85		Kimley Horn & Assoc	219		100,000.00	-	100,000.00
86		Kimley Horn & Assoc	220		200,000.00	-	200,000.00
87		SCS Engineers	221		75,000.00	-	75,000.00
88		WKE, INC.	222		40,000.00	-	40,000.00
89		Bustko Engineering	223		400,000.00	-	400,000.00
90		Sukut Construction, LLC	267			-	-
91		C. A. Rasmussen Inc.	270		800,000.00	-	800,000.00
92	A	Sukut Construction, LLC	271		4,000,000.00	-	4,000,000.00
93		International Line Builders, Inc./Contractor - by public bidding	281		2,200,000.00	-	2,200,000.00
94		Contractor By Public Bidding	289		-		-
95		All American Asphalt	290		12,000,000.00		12,000,000.00
96		City Of Walnut	291		-		-
97		CASC Engineering & Consulting, INC.	293		-		-
100		**Total Industry Business Center**			**$ 45,808,421.00**	**$ -**	**$ 45,808,421.00**

	A	B	C	D	G	Y	Z
1		Successor Agency To the Industry Urban-Development Agency					
2		Budget vs. Actual Disbursements Comparison ROPS 15-16B					
3		Detail Report					
4		January 1 Through June 30, 2016					Exhibit 4
5							
6		Payee	ROPS Line Item	Project #	Estimated Project Expenditures Approved On ROPS 15-16B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
7					Period January 1 to June 30, 2016	Period January 1 to June 30, 2016	Period January 1 to June 30, 2016
101							
102		**Industry East Traffic Mitigation**		MP 99-31 #65			
103		CNC Engineering	251		200,000.00	-	200,000.00
104		Geotechnical Consultant	252		100,000.00	-	100,000.00
105		To Be Determined	253		800,000.00	-	800,000.00
106		Contractor by Public Bid	254			-	-
107		City Of Diamond Bar	275		500,000.00	-	500,000.00
108		**Total Industry East Traffic Mitigation**			**$ 1,600,000.00**	**$ -**	**$ 1,600,000.00**
109							
110		**City / Agency reimbursement Agreement**					
111		City of Industry	277		50,000,000.00		50,000,000.00
112		**Totals**			**$ 50,000,000.00**		**$ 50,000,000.00**
113							
114		**Total Projects To Be Funded From Other Available Funds**			**$ 98,269,421.00**	**$ -**	**$ 98,269,421.00**
115							
116		**Projects To Be Funded From Bond Proceeds**					
117							
118		**Lemon Ave Interchange at Route 60**		MP 03-10			
119		CNC Engineering	116		$ 30,000.00	-	30,000.00
120		Jacobs Civil	117		150,000.00	-	150,000.00
121		Avant-Garde	118		42,000.00	-	42,000.00
122		Caltrans (Right of Way Acquisition)	119			-	-
123		Caltrans - contractor by public bidding	120		3,000,000.00	-	3,000,000.00
124		Caltrans (Construction Administration)	121		800,000.00	-	800,000.00
125		LA County Dept Public Works	122		3,000.00	-	3,000.00
127		**Total Lemon Ave Interchange at Route 60**			**$ 4,025,000.00**	**$ -**	**$ 4,025,000.00**
128							
129		**Route 57/60 Confluence Project**		MP 99-31 #22			
130		CNC Engineering	123		40,000.00	-	40,000.00
131		WKE Inc (Environmental Phase)	124			-	-
132		Atkins	125			-	-
133		Casey O'Callaghan Golf Design	126		40,000.00	-	40,000.00
134		Caltrans	127		950,000.00	-	950,000.00
135		Caltrans - by public bidding	128		1,400,000.00	-	1,400,000.00
136		The PFM Group	129			-	-
137		Avant-Garde	130		90,000.00	-	90,000.00
138		ARC Imaging Recourses	131			-	-
139		MX Graphics	132		2,000.00	-	2,000.00
140		WKE Inc (Design Phase)	133		1,400,000.00	-	1,400,000.00
141		Prince Global	134		90,000.00	-	90,000.00
142		**Total Route 57/60 Confluence Project**			**$ 4,012,000.00**	**$ -**	**$ 4,012,000.00**
143							

	A	B	C	D	G	Y	Z
1		Successor Agency To the Industry Urban-Development Agency					
2		Budget vs. Actual Disbursements Comparison ROPS 15-16B					
3		Detail Report					
4		January 1 Through June 30, 2016					Exhibit 4
5							
6		Payee	ROPS Line Item	Project #	Estimated Project Expenditures Approved On ROPS 15-16B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
7					Period January 1 to June 30, 2016	Period January 1 to June 30, 2016	Period January 1 to June 30, 2016
144		**Westbound Slip On- Ramp 57/60**		MP 99-31 #22a			
145		WKE Inc	224		50,000.00	-	50,000.00
146		CNC Engineering	225		5,000.00	-	5,000.00
147		Caltrans	226		5,500,000.00	-	5,500,000.00
148		Avant-Garde	227		30,000.00	-	30,000.00
149		Atkins	228			-	-
150		MX Graphics	229		1,000.00	-	1,000.00
151		ARC Imaging Recourses	230			-	-
152		**Total Westbound Slip On- Ramp 57/60**			$ 5,586,000.00	$ -	$ 5,586,000.00
156							
157		**Total Projects To Be Funded From Bond Proceeds**			$ 13,623,000.00	$ -	$ 13,623,000.00
158							
159		**Administration**					
160							
161		US Bank	21		11,000.00	-	11,000.00
162		Bank of NY	22		5,000.00	-	5,000.00
163		US Bank	23		4,000.00	-	4,000.00
164		US Bank	25		4,000.00	-	4,000.00
165		Reimburse City of Industry	255		348,000.00	58,000.00	290,000.00
166		Various Vendor	256		6,000.00	-	6,000.00
167		Various Vendor	257		42,000.00	-	42,000.00
168		Various Vendor	258		494,500.00	-	494,500.00
169		Various Vendor	259		187,000.00	-	187,000.00
170		Various Vendor	260		110,000.00	-	110,000.00
171							-
172		**Total Administration**			$ 1,211,500.00	$ 58,000.00	$ 1,153,500.00
173							
174		**Appraisal Fees**					
175		**City Of Industry**	**282**		$ 22,000.00		$ 22,000.00
176		**Total**			$ 22,000.00		$ 22,000.00
177							
178	Ge	Brown & Brown Ins	263			-	-
179		**Total**			$ -	$ -	$ -
180							
184	Pr	City of Industry	269		736,000.00	-	736,000.00
185		**Total**			$ 736,000.00	$ -	$ 736,000.00
186							
187		**Total All Expenditures**			$ 113,839,921.00	$ 58,000.00	$ 113,781,921.00
188							
189							

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

ITEM NO. 5.5

SUCCESSOR AGENCY TO THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: Members of the Oversight Board January 21, 2016

From: Dean Yamagata, Finance Manager

Subject: Consideration of a Resolution Approving a Recognized Obligation Payment Schedule Pursuant to Health & Safety Code Section 34177 for the Period of July 1, 2016 to June 30, 2017

Overview:

On December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding ABX1 26 (the "Dissolution Act") largely constitutional. Under the Dissolution Act and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Industry Urban-Development Agency (the "former IUDA"), were dissolved on February 1, 2012. The City Council of the City of Industry ("City") adopted a resolution electing that the City serve as the successor agency to the former IUDA (the "Successor Agency"). The Successor Agency, with oversight from the Oversight Board, is now charged with winding down the affairs of the former IUDA.

DISCUSSION

Pursuant to Health and Safety Code (HSC) Section 34177(m), the Department of Finance ("DOF") has provided the template for the Recognized Obligation Payment Schedule ("ROPS") that successor agencies must use to report enforceable obligations for the period July 1, 2016 to June 30, 2017. ROPS 16-17 is due on February 1, 2016 and is attached to this report.

The Oversight Board previously approved the ROPS for the six-month period covering January 1, 2016 to June 30, 2016. Pursuant to HSC section 34177(o)(1), commencing with the ROPS covering the period from July 1, 2016 to June 30, 2017 and thereafter, agencies shall submit an OB approved ROPS annually. The attached ROPS 16-17 (Exhibit A) complies with this requirement.

FISCAL IMPACT

Approval of the ROPS 16-17 is necessary to allow the Successor Agency to pay enforceable obligations

of the former IUDA.

RECOMMENDATION

It is recommended that the Oversight Board adopt the Resolution approving the ROPS 16-17 for the fiscal period commencing on July 1, 2016 and ending on June 30, 2017.

ATTACHMENTS

Attachment A – Resolution Approving the ROPS
Exhibit A – ROPS 16-17

RESOLUTION NO. OB 2016-02

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE PERIOD JULY 1, 2016 TO JUNE 30, 2017

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Industry serves as the successor agency to the dissolved Industry Urban-Development Agency ("Successor Agency"); and

WHEREAS, Health and Safety Code Section 34177(o)(1), requires that the Successor Agency submit to the Oversight Board for its approval the "recognized obligation payment schedule" ("ROPS") 16-17 for the period July 1, 2016 to June 30, 2017. The ROPS 16-17 is also required to be submitted to the Department of Finance, the State Controller, and the County Auditor-Controller no later than February 1, 2016; and

WHEREAS, the Successor Agency has prepared a ROPS 16-17 covering the period July 1, 2016 to June 30, 2017. A copy of the ROPS 16-17 is attached hereto and incorporated herein as Exhibit "A."

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. Approval of the ROPS. The Oversight Board hereby approves and adopts the ROPS 16-17, as set forth in the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177.

SECTION 3. Implementation. The Oversight Board hereby directs staff to submit copies of the ROPS to the County of Los Angeles Administrative Officer, the County of Los Angeles Auditor-Controller and the State of California Department of Finance, and to post the ROPS on the Successor Agency's website.

SECTION 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 5. Certification. The Oversight Board Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 6. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED at a special meeting of the Oversight Board of the Successor Agency to the Former Industry Urban-Development Agency this 27th day of January, 2016.

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

_____
Santos H. Kreimann, Chairman

ATTEST:

_____
Diane Schlichting, Secretary

Recognized Obligation Payment Schedule (ROPS 16-17) - Summary

Filed for the July 1, 2016 through June 30, 2017 Period

Successor Agency: Industry City

County: Los Angeles

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	16-17A Total	16-17B Total	ROPS 16-17 Total
A	**Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):**	**$ 91,723,521**	**$ 44,798,173**	**$ 136,521,694**
B	Bond Proceeds Funding	19,861,000	7,764,960	27,625,960
C	Reserve Balance Funding	-	-	-
D	Other Funding	71,862,521	37,033,213	108,895,734
E	**Enforceable Obligations Funded with RPTTF Funding (F+G):**	**$ 55,869,112**	**$ 81,022,086**	**$ 136,891,198**
F	Non-Administrative Costs	55,869,112	81,022,086	136,891,198
G	Administrative Costs	-	-	-
H	**Current Period Enforceable Obligations (A+E):**	**$ 147,592,633**	**$ 125,820,259**	**$ 273,412,892**

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.

Name Title

/s/

Signature Date

Industry City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											16-17A						16-17B					
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17A Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17B Total
								$ 818,425,712		$ 273,412,892	$ 19,861,000	$ -	$ 71,862,521	$ 55,869,112	$ -	$ 147,592,633	$ 7,784,990	$ -	$ 37,033,215	$ 61,022,086	$ -	$ 125,840,291
8	2009 Sub Ser Tax Alloc Note	City/County Loans On or Before 6/27/11	6/1/2009	6/1/2021	Trustee/Bond Holder	Note issue to fund public improvements	Project 1		N													
9	2006 Sub Ser Tax Alloc Note	City/County Loans On or Before 6/27/11	12/1/2006	6/1/2021	Trustee/Bond Holder	Note issue to fund public improvements	Project 1		N													
20	2009 Sub Ser Tax Alloc Note	City/County Loans On or Before 6/27/11	6/1/2009	6/1/2024	Trustee/Bond Holder	Note issue to fund public improvements	Project 3		N													
21	Fiscal Agent Fees	Fees	7/1/2016	6/30/2017	US Bank	Administrative Fees	Project 1	3,350	N	$ 3,350			3,350			$ 3,350						$ -
22	Arbitrage Fees	Fees	1/1/2016	6/30/2016	Bank of NY	Professional Services	All Project		N	$ -						$ -						$ -
23	Fiscal Agent Fees	Fees	7/1/2016	6/30/2017	US Bank	Administrative Fees	Project 2	10,050	N	$ 10,050			10,050			$ 10,050						$ -
24	Fiscal Agent Fees	Fees	1/1/2016	6/30/2016	Bank of NY	Administrative Fees	Project 3		N	$ -						$ -						$ -
25	Fiscal Agent Fees	Fees	7/1/2016	6/30/2017	US Bank	Administrative Fees	Project 3	6,700	N	$ 6,700			6,700			$ 6,700						$ -
26	20 % Housing - All Project Areas FY 2011-12	OPA/DDA/Construction	12/26/1992	6/30/2012	LA County	20 % Housing - set aside	All Project		N													
27	20 % Housing - All Project Areas FY 2012-13	OPA/DDA/Construction	12/26/1992	6/30/2012	LA County	20 % Housing - set aside	All Project		N													
99	Landscaping Baker Slopes (MP 91-31 #61)	Professional Services	6/22/2011	6/30/2017	CNC Engineering	Engineering Consulting	Project 2	35,000	N	$ 30,000	15,000			-		$ 15,000	15,000					$ 15,000
100	Landscaping Baker Slopes (MP 91-31 #61)	Professional Services	6/12/2006	6/30/2017	Environs Landscape Arch	Landscape Architect	Project 2	16,000	N	$ 12,000	6,000					$ 6,000	6,000					$ 6,000
116	Lemon Ave Int 60 (MP 03-10)	Professional Services	6/22/2011	6/30/2017	CNC Engineering	Engineering Consulting	Project 2	95,000	N	$ 60,000	30,000					$ 30,000	30,000					$ 30,000
117	Lemon Ave Int 60 (MP 03-10)	Professional Services	8/10/2005	12/31/2017	Jacobs Civil	Engineering Consulting	Project 2	200,000	N	$ 200,000	200,000					$ 200,000	-					$ -
118	Lemon Ave Int 60 (MP 03-10)	Professional Services	7/26/2005	9/26/2016	Avant-Garde	Program Funds/Contract Administration	Project 2	100,000	N	$ 100,000	80,000					$ 80,000	20,000					$ 20,000
120	Lemon Ave Int 60 (MP 03-10)	Improvement/Infrastructure	7/1/2016	6/30/2017	Caltrans - contractor by public bidding	Construction	Project 2	3,543,160	N	$ 3,543,160	3,000,000					$ 3,000,000	543,160					$ 543,160
121	Lemon Ave Int 60 (MP 03-10)	Project Management Costs	7/1/2016	6/30/2017	Caltrans	Construction administration	Project 2	3,715,366	N	$ 3,715,366	3,000,000					$ 3,000,000	715,366					$ 715,366
122	Lemon Ave Int 60 (MP 03-10)	Fees	7/1/2016	6/30/2017	County Dept Public Works	Plan check inspection	Project 2	3,000	N	$ 3,000	3,000					$ 3,000	-					$ -
123	Route 57/60 Confluence (MP99-31 #22)	Professional Services	6/22/2011	6/30/2017	CNC Engineering	Engineering Consulting	Project 2	150,000	N	$ 100,000	50,000					$ 50,000	50,000					$ 50,000
126	Route 57/60 Confluence (MP99-31 #22)	Professional Services	1/13/2010	6/30/2017	Casey O'Callaghan Golf Design	Golf course architect	Project 2	38,000	N	$ 38,000	38,000					$ 38,000	-					$ -
127	Route 57/60 Confluence (MP99-31 #22)	Project Management Costs	7/1/2016	6/30/2017	Caltrans	Right of way	Project 2	4,400,000	N	$ 4,400,000	3,000,000					$ 3,000,000	1,400,000					$ 1,400,000
128	Route 57/60 Confluence (MP99-31 #22)	Improvement/Infrastructure	7/1/2016	6/30/2017	Caltrans - by public bidding	Contractor	Project 2	5,872,434	N	$ 5,872,434	2,000,000					$ 2,000,000	3,872,434					$ 3,872,434
130	Route 57/60 Confluence (MP99-31 #22)	Professional Services	7/27/2006	12/31/2020	Avant-Garde	Project Funding	Project 2	-	Y	$ -						$ -						$ -
132	Route 57/60 Confluence (MP99-31 #22)	Miscellaneous	7/1/2016	6/30/2017	MX Graphics	Blueprints	Project 2	10,000	N	$ 10,000	8,000					$ 8,000	2,000					$ 2,000
133	Route 57/60 Confluence (MP99-31 #22)	Professional Services	11/7/2007	6/30/2017	WKE, Inc	Engineering Consulting	Project 2	3,700,000	N	$ 2,200,000	1,200,000					$ 1,200,000	1,000,000					$ 1,000,000
134	Route 57/60 Confluence (MP99-31 #22)	Professional Services	7/23/2008	6/30/2017	Prince Global	Federal Grant	Project 2	300,000	N	$ 140,000	70,000					$ 70,000	70,000					$ 70,000
148	Diamond Bar Creek (MP 99-31 #26)	Professional Services	6/22/2011	6/30/2017	CNC Engineering	Engineering Consulting	Project 2	400,000	N	$ 400,000			300,000			$ 300,000			100,000			$ 100,000
149	Diamond Bar Creek (MP 99-31 #26)	Professional Services	4/24/2013	4/24/2017	Thomsen Engineering	Engineering Consulting geotechnical	Project 2	184,000	N	$ 184,000			125,000			$ 125,000			59,000			$ 59,000
150	Diamond Bar Creek (MP 99-31 #26)	Professional Services	4/24/2013	4/24/2017	Leighton Consulting	Engineering Consulting geotechnical	Project 2	180,000	N	$ 180,000			125,000			$ 125,000			55,000			$ 55,000
151	Diamond Bar Creek (MP 99-31 #26)	Fees	6/29/2011	6/30/2017	Regional Wtr Quality Control	Permit	Project 2	20,000	N	$ 20,000			10,000			$ 10,000			10,000			$ 10,000
152	Diamond Bar Creek (MP 99-31 #26)	Fees	4/5/2007	6/30/2017	Army Corps Engineers	Permit	Project 2	1,000	N	$ 1,000			1,000			$ 1,000			-			$ -
153	Diamond Bar Creek (MP 99-31 #26)	Fees	1/19/2010	6/30/2017	CA Dept Fish & Game	Permit	Project 2	10,000	N	$ 10,000			10,000			$ 10,000			-			$ -
154	Diamond Bar Creek (MP 99-31 #26)	Fees	7/1/2016	6/30/2017	St Wtr Resources Cont Board	Permit - Storm water Drains	Project 2	12,000	N	$ 12,000			12,000			$ 12,000			-			$ -
155	Diamond Bar Creek (MP 99-31 #26)	Miscellaneous	7/1/2016	6/30/2017	MX Graphics	Blueprints	Project 2	6,500	N	$ 6,500			6,500			$ 6,500			-			$ -
156	Diamond Bar Creek (MP 99-31 #26)	Fees	10/13/2011	6/30/2017	Brown & Brown Ins	Bonding Insurance	Project 2	25,000	N	$ -			-			$ -			-			$ -
158	Diamond Bar Creek (MP 99-31 #26)	Miscellaneous	7/1/2016	6/30/2017	San Gabriel Valley Newspaper	Advertisement for bids	Project 2	1,800	N	$ 1,800			1,200			$ 1,200			600			$ 600
159	Diamond Bar Creek (MP 99-31 #26)	Fees	7/1/2016	6/30/2017	LA County Health Department	Permit for use of reclaimed water	Project 2	3,500	N	$ 3,000			1,500			$ 1,500			1,500			$ 1,500
160	Diamond Bar Creek (MP 99-31 #26)	Improvement/Infrastructure	7/1/2016	6/30/2017	So Calif Edison	Modifications of facilities	Project 2	50,000	N	$ 50,000			50,000			$ 50,000			-			$ -
161	Diamond Bar Creek (MP 99-31 #26)	Improvement/Infrastructure	7/1/2016	6/30/2017	Walnut Valley Water District	Extension of water mains and new meters	Project 2	30,000	N	$ 30,000			30,000			$ 30,000			-			$ -
162	Diamond Bar Creek (MP 99-31 #26)	Fees	7/1/2016	6/30/2017	LA City Sewer Maint District	New sewer annexation fees	Project 2	20,000	N	$ 20,000			20,000			$ 20,000			-			$ -
164	Diamond Bar Creek (MP 99-31 #26)	Improvement/Infrastructure	7/1/2016	6/30/2017	Native Grow Nursery	Materials Supplier	Project 2	75,000	N	$ 75,000			75,000			$ 75,000			-			$ -
165	Diamond Bar Creek (MP 99-31 #26)	Improvement/Infrastructure	7/1/2016	6/30/2017	Contractor - by public bidding	Contractor	Project 2	1,085,921	N	$ 1,085,921			300,000			$ 300,000			785,921			$ 785,921
166	Diamond Bar Creek (MP 99-31 #26)	Professional Services	4/24/2013	4/24/2017	Sage Environmental	Consultant for environmental clearance	Project 2	75,000	N	$ 75,000			50,000			$ 50,000			25,000			$ 25,000
167	Diamond Bar Creek (MP 99-31 #26)	Professional Services	4/24/2013	4/24/2017	WKE, Inc	Engineering Consulting (Permit coordination Cal-Trans)	Project 2	56,000	N	$ 56,000			56,000			$ 56,000			-			$ -
192	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	12/31/2020	The Planning Center	Consulting for EIR review and mitigation monitoring	Project 2	20,000	N	$ 20,000			20,000			$ 20,000			-			$ -
193	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	12/31/2020	PBLA Engineering	Consulting for Storm drain design and SWPP preparation	Project 2	600,000	N	$ 600,000			500,000			$ 500,000			100,000			$ 100,000
194	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	12/31/2020	Leighton Consulting	Consulting for geotechnical svcs for improvements	Project 2	2,300,000	N	$ 1,800,000			900,000			$ 900,000			900,000			$ 900,000
195	Industry Business Center (MP 99-31 #16)	Professional Services	7/1/2016	6/30/2017	Leighton Consulting	Consulting for geotechnical svcs for traffic mitigation	Project 2	315,504	N	315,504			200,000			200,000			115,504			115,504
196	Industry Business Center (MP 99-31 #16)	Professional Services	6/22/2011	6/30/2017	CNC Engineering	Engineering consulting for on -site improvements	Project 2	3,200,000	N	$ 2,800,000			1,400,000			$ 1,400,000			1,400,000			$ 1,400,000
197	Industry Business Center (MP 99-31 #16)	Professional Services	6/22/2011	6/30/2017	CNC Engineering	Engineering consulting for traffic mitigation	Project 2	1,262,016	N	$ 300,000			150,000			$ 150,000			150,000			$ 150,000
198	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	12/31/2020	Thomsen Engineering	Engineering consulting	Project 2	45,000	N	$ 45,000			35,000			$ 35,000			10,000			$ 10,000
199	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	12/31/2020	Sage Environmental	Consulting for environmental clearance	Project 2	80,000	N	$ 80,000			60,000			$ 60,000			20,000			$ 20,000
200	Industry Business Center (MP 99-31 #16)	Miscellaneous	7/1/2016	6/30/2017	MX Graphics	Blueprints	Project 2	15,000	N	$ 15,000			8,000			$ 8,000			7,000			$ 7,000

Industry City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											16-17A						16-17B					
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17A Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17B Total
201	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	12/13/2011	6/30/2017	So Cal Sandbags	Replace damaged BMPS	Project 2	200,000	N	$ 200,000			100,000			$ 100,000			100,000			$ 100,000
202	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	So Calif Edison	Relocation of existing transmissions & distribution facilities	Project 2	3,031,000	N	$ 3,031,000			3,031,000			$ 3,031,000			-			$ -
203	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	Verizon	Relocation of existing & installation of new utilities	Project 2	694,080	N	$ 694,080			694,080			$ 694,080			-			$ -
204	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	So Calif Gas Co	Relocation of existing & installation of new utilities	Project 2	1,041,420	N	$ 1,041,420			1,041,420			$ 1,041,420			-			$ -
205	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	Walnut Valley Water District	Relocation of existing & installation of new utilities	Project 2	16,063,200	N	$ 16,063,200			10,000,000			$ 10,000,000			6,063,200			$ 6,063,200
206	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	Ind Public Utilities	Installation of new utility system	Project 2	11,829,600	N	$ 11,829,600			8,000,000			$ 8,000,000			3,829,600			$ 3,829,600
208	Industry Business Center (MP 99-31 #16)	Miscellaneous	7/1/2016	6/30/2017	San Gabriel Valley Newspaper	Advertisement for bids	Project 2	6,000	N	$ 6,000			4,000			$ 4,000			2,000			$ 2,000
209	Industry Business Center (MP 99-31 #16)	Professional Services	7/1/2016	6/30/2017	First American Title Co	Title reports & subdivision guarantees	Project 2	14,000	N	$ 14,000			5,000			$ 5,000			9,000			$ 9,000
210	Industry Business Center (MP 99-31 #16)	Fees	7/1/2016	6/30/2017	St Wtr Resources Cont Board	Storm water permit	Project 2	25,000	N	$ 24,000			12,000			$ 12,000			12,000			$ 12,000
211	Industry Business Center (MP 99-31 #16)	Fees	7/1/2016	6/30/2017	LA County Health Department	Permits for use of reclaimed water	Project 2	4,000	N	$ 4,000			1,500			$ 1,500			2,500			$ 2,500
212	Industry Business Center (MP 99-31 #16)	Fees	7/1/2016	6/30/2017	LA County Dept Public Works	Plan checks, permits, inspections of signals /markings	Project 2	85,000	N	$ 80,000			40,000			$ 40,000			40,000			$ 40,000
213	Industry Business Center (MP 99-31 #16)	Fees	7/1/2016	6/30/2017	LA City Sewer Maint District	New sewer annexation fees	Project 2	217,921	N	$ 217,921			217,921			$ 217,921			-			$ -
214	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	International Line Builders	Electrical contractor	Project 2	50,000	N	$ 50,000			50,000			$ 50,000			-			$ -
215	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	Mc Cain	Traffic signal poles & mast arms	Project 2	40,000	N	$ 40,000			40,000			$ 40,000			-			$ -
216	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	12/31/2020	Environs Landscape Arch	Consulting for landscaping design	Project 2	1,350,000	N	$ 600,000			300,000			$ 300,000			300,000			$ 300,000
217	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	Contractor - by public bidding	Mass grading, infrastructure and landscaping	Project 2	28,000,000	N													
218	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	7/1/2016	6/30/2017	Contractor - by public bidding	Construction of intersections 1-55, 56, 59, 81-89	Project 2	10,516,500	N													
219	Industry Business Center (MP 99-31 #16)	Professional Services	11/3/2014	12/31/2020	Kimley Horn & Assoc	Traffic signal design for improvements	Project 2	160,000	N	$ 160,000			100,000			$ 100,000			60,000			$ 60,000
220	Industry Business Center (MP 99-31 #16)	Professional Services	11/3/2014	12/31/2020	Kimley Horn & Assoc	Traffic signal design for traffic mitigation	Project 2	1,000,000	N	$ 600,000			300,000			$ 300,000			300,000			$ 300,000
221	Industry Business Center (MP 99-31 #16)	Professional Services	12/19/2013	12/31/2020	SCS Engineers	Landfill consultant	Project 2	310,000	N	$ 200,000			90,000			$ 90,000			110,000			$ 110,000
222	Industry Business Center (MP 99-31 #16)	Professional Services	8/27/2015	12/31/2020	WKE, Inc	Structural engineer	Project 2	75,000	N	$ 75,000			50,000			$ 50,000			25,000			$ 25,000
223	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	12/31/2020	Butsko Engineering	Electrical engineer	Project 2	750,000	N	$ 750,000			450,000			$ 450,000			300,000			$ 300,000
224	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Professional Services	11/12/2008	6/30/2015	WKE, Inc	Engineering consulting	Project 2	-	Y	$ -						$ -						$ -
225	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Professional Services	6/22/2011	6/30/2017	CNC Engineering	Engineering consulting	Project 2	-	Y	$ -						$ -						$ -
226	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Project Management Costs	6/9/2009	6/30/2017	Caltrans	Right of way acquisition, construction, administration	Project 2	7,000,000	N	$ 7,000,000	7,000,000					$ 7,000,000	-					$ -
227	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Professional Services	7/27/2006	12/31/2020	Avant-Garde	Project Funding	Project 2	-	Y	$ -						$ -						$ -
229	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Miscellaneous	7/1/2016	6/30/2017	MX Graphics	Blueprints	Project 2	2,200	N	$ 2,000	1,000					$ 1,000	1,000					$ 1,000
251	Industry East Traffic Mitigation Improvements	Professional Services	6/22/2011	6/30/2017	CNC Engineering	Engineering Consultant intersection 7-9,11-9, 21,22,24	Project 2	500,000	N	$ 400,000			200,000			$ 200,000			200,000			$ 200,000
252	Industry East Traffic Mitigation Improvements	Professional Services	7/1/2016	6/30/2017	Geotechnical Consultant	Engineering Consultant intersection 7-9,11-9, 21,22,24	Project 2	174,888	N	$ 174,888			150,000			$ 150,000			24,888			$ 24,888
253	Industry East Traffic Mitigation Improvements	Professional Services	7/1/2016	6/30/2017	To Be Deteremined	Engineering Consultant intersection 7-9,11-9, 21,22,24	Project 2	1,500,000	N	$ 1,500,000			800,000			$ 800,000			700,000			$ 700,000
254	Industry East Traffic Mitigation Improvements	Improvement/Infrastructure	7/1/2016	6/30/2017	Contractor - by public bidding	Engineering Consultant intersection 7-9,11-9, 21,22,24	Project 2	1,322,000	N													
255	SA Employer Costs	Admin Costs	7/1/2016	6/30/2017	Reimburse City of Industry	Employee Costs, salaries, taxes, insurance, retirement	All Project	780,000	N	$ 780,000			390,000			$ 390,000			390,000			$ 390,000
256	Office/Delivery/ phone and overhead	Admin Costs	7/1/2016	6/30/2017	Various Vendor	Overhead and administrative Costs	All Project	4,000	N	$ 4,000			2,000			$ 2,000			2,000			$ 2,000
257	Property Management	Property Maintenance	7/1/2016	6/30/2017	Various Vendor	Manager to oversee SA owned properties	All Project	64,000	N	$ 64,000			32,000			$ 32,000			32,000			$ 32,000
258	Legal Services	Legal	7/1/2016	6/30/2017	Various Vendor	Legal services attributable for the SA	All Project	342,000	N	$ 342,000			162,200			$ 162,200			179,800			$ 179,800
259	Accounting and consulting fees	Admin Costs	7/1/2016	6/30/2017	Various Vendor	Accounting and consulting fees for the SA	All Project	185,400	N	$ 185,400			92,700			$ 92,700			92,700			$ 92,700
260	Auditing and review services	Dissolution Audits	7/1/2016	6/30/2017	Various Vendor	Required audit and review of the SA by the State	All Project	160,000	N	$ 160,000			80,000			$ 80,000			80,000			$ 80,000
262	Property Tax	Admin Costs	7/1/2015	12/31/2019	Reimburse City of Industry	Property Tax	All Project		N													
263	General Insurance and Bonding	Miscellaneous	7/1/2016	6/30/2017	Brown & Brown Ins	General Insurance	All Project	102,000	N	$ 102,000			102,000			$ 102,000						$ -
269	City/Agency Reimbursement Agreement for Property Maintenance and other costs	Property Maintenance	7/1/2016	6/30/2017	City of Industry	Obligation created pursuant to HSC Sections 34171(b) and 34171(d)(1)(F)	All Project	1,472,000	N	$ 1,472,000			736,000			$ 736,000			736,000			$ 736,000
270	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	2/26/2014	6/30/2016	C. A. Rasmussen Inc.	Escrow deposit for IBC-0379 - Far west grading a portion of line 217	Project 2		Y	$ -						$ -						$ -
271	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	2/26/2014	4/30/2016	Sukut Construction, LLC	Escrow deposit for IBC-0380 East Side Mass Grading a portion of line 217	Project 2		Y	$ -						$ -						$ -
275	Industry East Traffic Mitigation Improvements	Improvement/Infrastructure	7/1/2016	6/30/2017	City of Diamond Bar	Traffic improvements per Industry East EIR for inersection 9	Project 2	713,400	N	$ 713,400			713,400			$ 713,400			-			$ -
276	Landscaping Baker Slopes (MP 91-31 #61)	Property Maintenance	7/1/2016	6/30/2017	Marina Landscape, INC.	Maintenance of the asset created in ROPS line items 99-110	Project 2	228,000	N	$ 228,000			125,000			$ 125,000			103,000			$ 103,000

Industry City Recognized Obligation Payment Schedule (ROPS 16-17) - ROPS Detail

July 1, 2016 through June 30, 2017

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											16-17A						16-17B					
											Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 16-17 Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17A Total	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	16-17B Total
277	City/Agency Reimbursement Agreement	Improvement/Infrastructure	8/27/2014	6/30/2016	City of Industry	Obligation created pursuant to HSC Sections 34178(a) and 34180(h) - Advance & reimbursement of costs for construction contracts	All Project		N	$ -						$ -						$ -
281	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	International Line Builders, Inc./Contractor - by public bidding	Conduit work associated with line 202	Project 2	2,100,000	N	$ 2,100,000			1,500,000			$ 1,500,000			600,000			$ 600,000
282	Appraisal Fees	Property Dispositions	1/1/2016	6/30/2016	City Of Industry	Reimburse Appraisal Fees paid by City			N	$ -						$ -						$ -
283	Tax Allocation Revenue Refunding Bonds, Series 2015A Prj#1-Taxable	Refunding Bonds Issued After 6/27/12	7/1/2015	1/1/2025	Trustee/Bond Holder	Refinancing of previous issued IUDA bonds Project #1	Project 1	232,838,025	N	$ 67,691,609				24,844,074		$ 24,844,074				42,847,535		$ 42,847,535
284	Tax Allocation Revenue Refunding Bonds, Series 2015A Prj#2-Tax Exempt	Refunding Bonds Issued After 6/27/12	7/1/2015	1/1/2025	Trustee/Bond Holder	Refinancing of previous issued IUDA bonds Project #2	Project 2	8,222,250	N	$ 1,906,184				873,934		$ 873,934				1,032,250		$ 1,032,250
285	Tax Allocation Revenue Refunding Bonds, Series 2015B-Prj#2 Taxable	Refunding Bonds Issued After 6/27/12	7/1/2015	1/1/2027	Trustee/Bond Holder	Refinancing of previous issued IUDA bonds Project #2	Project 2	302,507,698	N	$ 48,462,502				22,086,438		$ 22,086,438				26,376,064		$ 26,376,064
286	Subordinate Tax Allocation Revenue Refunding Bonds Series 2015A-Prj#2-Taxable	Refunding Bonds Issued After 6/27/12	7/1/2015	1/1/2024	Trustee/Bond Holder	Refinancing of previous issued IUDA bonds Project #2	Project 2	40,100,738	N	$ 9,928,594				4,842,794		$ 4,842,794				5,085,800		$ 5,085,800
287	Tax Allocation Revenue Refunding Bonds, Series 2015A-Prj#3-Tax Exempt	Refunding Bonds Issued After 6/27/12	7/1/2015	1/1/2025	Trustee/Bond Holder	Refinancing of previous issued IUDA bonds Project #3	Project 3	8,321,250	N	$ 1,608,317				562,067		$ 562,067				1,046,250		$ 1,046,250
288	Tax Allocation Revenue Refunding Bonds, Series 2015B-Prj#3-Taxable	Refunding Bonds Issued After 6/27/12	7/1/2015	1/1/2027	Trustee/Bond Holder	Refinancing of previous issued IUDA bonds Project #3	Project 3	44,190,381	N	$ 7,293,992				2,659,805		$ 2,659,805				4,634,187		$ 4,634,187
289	Industry Business Center (MP 99-31 #19)	Improvement/Infrastructure	9/24/2015	12/31/2017	Contractor - by public bidding	IBC-0381 mass grading phase II east side a portion of line 217	Project 2	38,000,000	N	19,000,000			19,000,000			19,000,000			19,000,000			19,000,000
290	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	9/24/2015	6/30/2017	All American Asphalt	IBC-0384 east side streets, landscaping, sewer lines, & electrical substrucutres a portion of line 217	Project 2	18,784,000	N	$ 18,784,000			18,784,000			$ 18,784,000			-			$ -
291	Industry Business Center (MP 99-31 #19)	Improvement/Infrastructure	7/1/2016	6/30/2017	City of Walnut	Right of way & construction	Project 2	2,077,054	N													
292	Broker For Property Sales	Property Dispositions	1/1/2016	6/30/2016	Hoffman Company	Professional Services	All Project		Y	$ -						$ -						$ -
293	Industry Business Center (MP 99-31 #19)	Professional Services	1/1/2016	6/30/2016	CASD Engineering & Consulting, Inc.	SWPPP Compliance and Monitoring	Project 2		Y													
294	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Professional Services	7/1/2016	6/30/2017	TBD - Request for Qualifications	Project Funding/Contract Administration	Project 2	100,000	N	$ 100,000	80,000					$ 80,000	20,000					$ 20,000
295	Route 57/60 Confluence (MP99-31 #22)	Professional Services	7/1/2016	6/30/2017	TBD - Request for Qualifications	Project Funding/Contract Administration	Project 2	100,000	N	$ 100,000	80,000					$ 80,000	20,000					$ 20,000
296									N	$ -						$ -						$ -
297									N	$ -						$ -						$ -
298									N	$ -						$ -						$ -
299									N	$ -						$ -						$ -
300									N	$ -						$ -						$ -
301									N	$ -						$ -						$ -

Industry City Recognized Obligation Payment Schedule (ROPS 16-17) - Report of Cash Balances
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), 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

A	B	C	D	E	F	G	H	I
		Fund Sources						
		Bond Proceeds		Reserve Balance		Other	RPTTF	
	Cash Balance Information by ROPS Period	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments
ROPS 15-16A Actuals (07/01/15 - 12/31/15)								
1	**Beginning Available Cash Balance (Actual 07/01/15)**	77,955,888			3,929,577	28,840,677		
2	**Revenue/Income (Actual 12/31/15)** RPTTF amounts should tie to the ROPS 15-16A distribution from the County Auditor-Controller during June 2015	38,246				30,678,755	29,997,566	
3	**Expenditures for ROPS 15-16A Enforceable Obligations (Actual 12/31/15)**	50,810,181			3,927,827	18,734,852	29,997,566	C3: Bond reserve balances of $49,818,508 and F3 $3,927,827 were used to July 2015 bond refunding transaction
4	**Retention of Available Cash Balance (Actual 12/31/15)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	27,183,953				38,862,620		G4: The $28,862,620 is cash held in escrow accounts to pay for line item #'s 270 and 271 and project costs and line #277.
5	**ROPS 15-16A RPTTF Balances Remaining**	No entry required						
6	**Ending Actual Available Cash Balance** **C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)**	$ -	$ -	$ -	$ 1,750	$ 1,921,960	$ -	**G4: Funds will be used for the project costs**
ROPS 15-16B Estimate (01/01/16 - 06/30/16)								
7	**Beginning Available Cash Balance (Actual 01/01/16)** **(C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)**	$ 27,183,953	$ -	$ -	$ 1,750	$40,784,580	$ -	
8	**Revenue/Income (Estimate 06/30/16)** RPTTF amounts should tie to the ROPS 15-16B distribution from the County Auditor-Controller during January 2016	10,000				39,500,000	24,898,467	
9	**Expenditures for ROPS 15-16B Enforceable Obligations (Estimate 06/30/16)**	13,623,000				116,741,000	80,767,580	
10	**Retention of Available Cash Balance (Estimate 06/30/16)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	13,570,953						
11	**Ending Estimated Available Cash Balance (7 + 8 - 9 -10)**	$ -	$ -	$ -	$ 1,750	##########	$ (55,869,113)	

Industry City Recognized Obligation Payment Schedule (ROPS 16-17) - Notes July 1, 2016 through June 30, 2017

Item #	Notes/Comments
283 to 285 and 287 and 288	Represent Total Bond payments net of RPTTF funds of $24,898,467 received on January 1, 2016 reported in accordance with the bond indenture.

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

ITEM NO. 5.6

SUCCESSOR AGENCY TO THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: Members of the Oversight Board January 21, 2016

From: Dean Yamagata, Finance Manager

Subject: Consideration of a Resolution Approving an Administrative Budget for Fiscal Year 2016-17

Pursuant to Health and Safety Code section 34177(j), the Successor Agency is required to prepare a proposed budget ("Budget") listing the estimated administrative costs and submit it for approval to the Oversight Board. Further, the Budget must also include the proposed sources of payment for the identified costs, and a proposal for handling the administrative and operational services.

Pursuant to Health and Safety Code section 34171(b)(3), effective July 1, 2016, the administrative cost allowance will be calculated as follows:

- The administrative cost allowance shall be up to three (3) percent of actual property tax distributed in the preceding fiscal year, less:
  - Prior year administrative cost allowance, and
  - Prior year city loan repayments pursuant to Health and Safety Code section 34191.4(b).
- The administrative cost allowance shall not be less than $250,000 unless the next bullet applies.
- The annual administrative cost allowance shall not exceed 50 percent of total Redevelopment Property Tax Trust Fund (RPTTF) distributed to pay enforceable obligations in the preceding fiscal year.

DISCUSSION

Successor Agency staff has developed Exhibit "A", the proposed Successor Agency's Administrative Budget. The proposed Budget covers the period from July 1, 2016 through June 30, 2017.

FISCAL IMPACT

The total amount of the Successor Agency's Administrative Budget for the period July 1, 2016 to June 30, 2017 is $1,555,500.00.

RECOMMENDATION

It is recommended that the Oversight Board adopt the Resolution approving the Successor Agency's Administrative Budget for the time period commencing July 1, 2016 and ending June 30, 2017 (Exhibit "A").

ATTACHMENTS

Attachment A – Resolution Approving the Administrative Budget
Exhibit A – Successor Agency Administrative Budget

RESOLUTION NO. OB 2016-03

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENET AGENCY APPROVING AN ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2016-2017

WHEREAS, pursuant to Health and Safety Code Section 34177(j), the City of Industry serves as the successor agency to the dissolved Industry Urban-Development Agency ("Successor Agency"); and

WHEREAS, Health and Safety Code Section 34177(j), requires that the Successor Agency submit to the Oversight Board for its approval, the Administrative Budget for the period July 1, 2016 through June 30, 2017.

WHEREAS, the Successor Agency has prepared an Administrative Budget for the period July 1, 2016 through June 30, 2017. A copy of the Administrative Budget is attached hereto and incorporated herein as Exhibit "A."

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER INDUSTRY URBAN-DEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. Approval of the Administrative Budget. The Oversight Board hereby approves and adopts the Administrative Budget, as set forth in the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34177(j).

SECTION 3. Implementation. The Oversight Board hereby directs staff to submit copies of the Administrative Budget to the County of Los Angeles Administrative Officer, the County of Los Angeles Auditor-Controller and the State of California Department of Finance, and to post the Administrative Budget on the Successor Agency's website.

SECTION 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 5. Certification. The Oversight Board Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 6. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED at a special meeting of the Oversight Board to the Successor Agency of the Former Industry Urban-Development Agency this 27th day of January, 2016.

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

_____
Santos H. Kreimann, Chairman

ATTEST:

_____
Diane M. Schlichting, Secretary

Successor Agency to the Industry Urban-Development Agency
Administrative Budget July 1, 2016 through June 30, 2017

	July 1, 2016 to June 30, 2017		
	Budget 16-17A	Budget 16-17B	Total
	7/1/2016 to 12/31/2016	1/1/2017 to 6/30/2017	
Salaries, Payroll Taxes, Group Medical Insurance, Cafeteria Benefits, Workers Compensation Insurance, Life Insurance, Disability Insurance and Retirement Benefits	$ 390,000	$ 390,000	$ 780,000
Office/ Delivery/Phone and Overhead	2,000	2,000	4,000
Professional Fees	32,000	32,000	64,000
Annual Trustee Fees	20,100	-	20,100
Legal and Litigation Services	162,200	179,800	342,000
Accounting and Consulting Fees	92,700	92,700	185,400
Auditing and Consulting Fees	80,000	80,000	160,000
Totals	**$ 779,000**	**$ 776,500**	**$ 1,555,500**

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

ITEM NO. 5.7

RESOLUTION NO. OB 2016-04

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING THE FACILITIES RELOCATION AGREEMENT BETWEEN THE AGENCY AND SOUTHERN CALIFORNIA EDISON FOR THE PROPERTY LOCATED AT THE INDUSTRY BUSINESS CENTER

WHEREAS, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos* (*"Matosantos"*), finding Assembly Bill X1 26 (the "Dissolution Act") largely constitutional; and

WHEREAS, under the Dissolution Act and the California Supreme Court's decision in *Matosantos*, all California redevelopment agencies, including the Industry Urban-Development Agency ("Agency"), were dissolved on February 1, 2012, and successor agencies, including the Agency, were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, on September 22, 2011, the City Council of the City of Industry (the "City") adopted Resolution No. CC 2011-20 accepting for the City the role of Successor Agency, in accordance with the provisions of Health & Safety Code Section 34177(j); and

WHEREAS, the former Agency and Industry East Land, LLC entered into a lease agreement, dated April 28, 2005 ("Lease Agreement") for the development of a 600 acre parcel of land owned by the former Agency, commonly known as the Industry Business Center ("IBC"). The IBC is generally bound by the Union Pacific Railroad tracks to the north, Grand Avenue to the west, the City's boundary with Diamond Bar to the east, and the SR57/SR 60 to the south (the "Property"); and

WHEREAS, the Lease Agreement required the former Agency to pay for certain public improvements and certain California Environmental Quality Act ("CEQA") mitigation measures pursuant to the Mitigation Monitoring and Reporting Program for the IBC, under the Environmental Impact Report for the project, including grading, infrastructure and landscaping; and

WHEREAS, the Agency has commenced mass grading and earth moving operations at the Property in advance of future development; and

WHEREAS, the grading at the Property requires the relocation of various Southern California Edison ("SCE") distribution, transmission and communication facilities, located westerly of Grand Avenue. The SCE relocations are divided into three phases, and the parties are now engaged in Phase 2. SCE requires a Facilities Relocation Agreement in order to complete the necessary work; and

WHEREAS, ROPS 16-17 includes an allocation for the work to be performed; and

WHEREAS, the Successor Agency hereby requests Oversight Board approval of the agreement with SCE.

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE INDSUTRY URBAN-DEVELOPMENT AGENCY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

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

SECTION 2. The Oversight Board hereby approves the Facilities Relocation Agreement between the Successor Agency and Southern California Edison, attached hereto as Exhibit A, and incorporated herein by reference.

SECTION 3. Upon approval of this Resolution by the California Department of Finance, the Oversight Board hereby authorizes and directs the Executive Director of the Successor Agency to execute and deliver any and all other documents which he deems necessary or advisable in order to effectuate the purposes of this Resolution.

SECTION 4. The Oversight Board hereby authorizes and directs the Secretary of the Oversight Board to electronically deliver a copy of this Resolution to the Department of Finance in accordance with the provisions of the Dissolution Act.

SECTION 5. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 6. Certification. The Board Secretary shall certify to the passage and adoption of this Resolution and enter it into the respective book of original resolutions.

SECTION 10. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED by the Oversight Board at a duly noticed meeting this 27th day of January 2016, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

_____
Santos H. Kreimann, Chairperman

ATTEST:

_____
Diane M. Schlichting, Secretary

SUCCESSOR AGENCY TO THE

INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

To: Oversight Board Members

From: Paul J. Philips, Executive Director

Staff: Clement N. Calvillo, CNC Engineering
Joshua Nelson, CNC Engineering
Eduardo Pereira, CNC Engineering

Date: January 15, 2016

SUBJECT: Facilities Relocation Agreement with Southern California Edison Company (MP 99-31 #16) ROPS Line Item No. 202

At the special meeting of the Successor Agency to the Industry Urban Development Agency on January 14, 2016 the board approved an agreement with Southern California Edison (SCE) for the relocation of Edison's 66KV overhead power lines and authorized a partial payment of $3,600,000.00 that matches the amount listed on Line Item No. 202 on the approved ROPS 15-16B budget.

The grading at the Industry Business Center property requires the relocation of various Southern California Edison Company distribution, transmission and communication facilities located westerly of Grand Avenue. The relocations by SCE are divided into three phases of work. Phase 1 involved the undergrounding of the 12Kv distribution and communication lines located adjacent to the existing concrete trapezoidal drainage channel which parallels the SR60 Freeway. This segment begins at the westerly end of the channel and extends approximately 1400 feet easterly to the upstream end of the channel. Phase 2 is the relocation and undergrounding of the existing 66Kv transmission lines that currently traverse the middle of the property on existing steel lattice towers. Phase 3 will continue undergrounding the 12Kv system from the easterly end of phase 1 and extend easterly to Grand Avenue.

The attached Facilities Relocation Agreement is for SCE tasks included in Phase 2 only. The total estimated cost for the Phase 2 work by SCE is $6,006,000.00 which includes the remaining costs for design, inspection, installation of 66Kv cabling and the removal of the existing overhead transmission facilities.

Advance payments of $1,375,000.00 were previously made to SCE by the Successor Agency, with a remaining of $4,631,000.00. The amount approved in the current ROPS 15-16B period is $3,600,000.00. Staff submitted SCE's estimate to Butsko Utility Design for review and analysis. Butsko has confirmed that the estimate is accurate for all of the tasks identified in Phase 2. SCE will prepare and submit a final accounting whereby any remaining unspent funds will be returned to the Agency.

It is recommended that the Oversight Board approve the action of the Successor Agency approving the agreement subject to the approval by the California Department of Finance.

CC/EP/JN:af

FACILITIES RELOCATION AGREEMENT
(OVERHEAD RELOCATION AND UNDERGROUND RELOCATION UNDER SCE TARIFF RULE 20B - APPLICANT TO INSTALL DUCTS/SUBSTRUCTURES)

This Facilities Relocation Agreement ("Agreement") is made and entered into this 28th day of September, 2015 (the "Effective Date") by and between Southern California Edison Company, a California corporation ("SCE"), and Successor Agency to the Industry Urban-Development Agency (the "Applicant"). SCE and the Applicant are sometimes individually referred to herein as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the Applicant is proposing to develop a commercial and industrial project (the "Project") within that area generally depicted in the attached Exhibit A (the "Project Location").

WHEREAS, SCE currently operates and maintains certain transmission facilities (collectively the "SCE Facilities") within and proximate to the Project Location.

WHEREAS, the Applicant has determined that implementation of the Project will require the relocation of portions of the SCE Facilities and, to that end, the Applicant has requested that SCE relocate some or all of the SCE Facilities.

WHEREAS, subject to the terms and provisions set forth herein, SCE is willing and able to relocate the identified SCE Facilities in order to accommodate the Project.

NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN THE APPLICANT AND SCE AS FOLLOWS:

AGREEMENT

1. SCOPE OF WORK

The customer, Successor Agency to the Industry Urban-Development Agency [City of Industry], is developing a commercial/industrial facility

This Project, which is located immediately north of the 60 Freeway on the west side of Grand Avenue in City of industry, will require realignment of approximately 550' for one span of SCE's overhead transmission facilities from their current location to a new overhead location ("the Overhead Relocation"). The Scope of Work for the Overhead Relocation is shown on SCE Transmission Design TD758980 (5 sheets) and project accounting TD1002255.

The Project will also require that certain of SCE's overhead Transmission facilities be relocated underground ("the Underground Relocation"). With respect to the Underground Relocation SCE has designed an underground relocation for the two Transmission lines, Chino-Diamond Bar-Ganesha 66 kV line and the Diamond Bar-Sopipe-Trophy 66 kV line, approximately a 3000' section of overhead will be converted to approximately a 5000' section of underground routed along a perimeter access road.

The Applicant hereby represents that the area to be undergrounded includes both sides of a street for at least one block or 600 feet, whichever is lesser, and all existing overhead communication and electric distribution facilities within the area will be removed. The Underground Relocation will be performed in accordance with SCE's Tariff Rule 20: Replacement of Overhead with Underground Electric Facilities, Section B ("Rule 20B"), which is incorporated herein by this reference. The Scope of Work for the Underground Relocation is as follows:

Underground relocation of Transmission facilities at the proposed Industry Business Center site per SCE Transmission Design TD758980 (5 sheets) and project accounting TD1002255.

2. RELOCATION PLANS

a. Approved Relocation Plans. In furtherance of the Applicant's request, SCE has prepared certain plans/designs that identify (i) the SCE Facilities that will be impacted by the Project and (ii) the relocation areas for the affected SCE Facilities (the "Relocation Plans"). Copies of the Relocation Plans are attached hereto as Exhibit B. The Applicant expressly acknowledges that (a) it has reviewed and approved the Relocation Plans and (b) the Relocation Plans do not present any conflicts with the Applicant's development plans for the Project, nor do the Relocation Plans conflict with any other non-SCE utilities that are located, or will be located, in the Project Location. It is the Applicant's sole responsibility to ensure that no conflicts exist between the Relocation Plans and the Applicant's development plans or other non-SCE utilities, and to timely inform SCE of the need for any refinements, modifications, or revisions to the Relocation Plans to resolve any such conflicts that may later arise, all in accordance with subsections (b) – (d) below.

b. Refinements to Plans. Depending upon the design status of the Project as of the Effective Date, the Parties acknowledge that refinements and/or adjustments to portions of the Relocation Plans may be required in order to eliminate minor conflicts. In such instance, SCE shall prepare such refinements to the Relocation Plans as may be necessary in order to address/eliminate said conflicts. The refined Relocation Plans shall be presented to the Applicant for review and approval; SCE shall not commence the Relocation Work (*see* Section 4, below) unless and until the Applicant has reviewed and approved the refined Relocation Plans. The Applicant shall be responsible for all costs and expenses reasonably incurred by SCE in relation to SCE's refinement of the Relocation Plans.

c. Revised Plans. In the event that modifications/revisions to the Relocation Plans are required in order to accommodate changes to the Project (including the elimination of conflicts with the Applicant's development plans), to resolve conflicts with other non-SCE utilities within the Project area, or to address other changed circumstances, then SCE shall prepare such modifications/revisions as are necessary to address said changes and shall present same to the Applicant for review and approval. The Applicant shall be responsible for all costs and expenses reasonably incurred by SCE in relation to SCE's preparation of the modifications/revisions to the Relocation Plans.

d. Potential Project Delays. The Applicant expressly acknowledges that the preparation of refined, modified and/or revised Relocation Plans may cause delays in SCE's performance of the Relocation Work, and that said delays could impact the development schedule for the Project. The Parties agree that SCE shall not have any liability or obligation to the Applicant (or others) in the event that the preparation of refined, modified and/or revised Relocation Plans results in delays in the Project.

3. ACQUISITION OF LAND RIGHTS

The Applicant shall be responsible for securing all land rights required by SCE to allow SCE to relocate, construct and permanently operate and maintain the SCE Facilities on the areas depicted in the Relocation Plans (the "Relocation Areas"). The land rights acquired by the Applicant (the "SCE Land Rights") shall be in a form prescribed by SCE (the "SCE Land Rights Form"); SCE shall provide the SCE Land Rights Form to the Applicant.

The SCE Land Rights shall also include permanent rights of ingress/egress that allow SCE to gain reasonable, unimpeded and non-escorted access to and from the Relocation Areas and the SCE Facilities (whether over lands owned by the Applicant or otherwise). In connection with the

acquisition of the SCE Land Rights, the Applicant shall be responsible for clearing all encumbrances identified by SCE that could interfere with the Relocation Work and the exercise of the SCE Land Rights on/about the Relocation Areas (including access thereto/therefrom). Unless otherwise agreed (in writing) by SCE, the SCE Land Rights shall be granted directly to SCE. Notwithstanding any provision herein to the contrary, SCE will not begin the Relocation Work unless and until all required SCE Land Rights have been executed, in writing, and presented to and approved by SCE.

4. RELOCATION WORK

Following (i) the Parties' confirmation of the finality of the Relocation Plans and (ii) the Applicant's acquisition (and SCE's approval) of the SCE Land Rights, SCE shall cause the SCE Facilities to be removed and relocated to the Relocation Areas in accordance with the Relocation Plans (the "Relocation Work"). SCE and the Applicant shall perform the Relocation Work in accordance with all applicable laws, rules and regulations.

a. Work to Be Performed by SCE

1. SCE shall procure and install all materials related to its electrical system – for example: cable, transformers, switches, capacitors, meters, and connectors – except, with respect to the Underground Relocation, the ducts and substructures as defined in Rule 20B.2.a, which are to be procured and installed by the Applicant. SCE shall provide all engineering work related to the relocation of said electrical facilities.

2. SCE shall inspect and approve all ducts and substructures procured and installed by the Applicant for the Underground Relocation before SCE begins the installation of the underground facilities.

3. With respect to the Underground Relocation, SCE shall, at no cost to the Applicant, remove its overhead electrical facilities after the underground facilities have been installed, energized, and placed into permanent service.

4. Except as stated in Section 9 below, SCE and the Applicant shall each separately be responsible for obtaining all permits required to complete the portion of the work for which each Party is responsible under this Agreement, unless the Parties agree otherwise in writing.

b. Work to Be Performed by Applicant

1. The Applicant, at no cost to SCE, is responsible for providing SCE with any required street improvement or site plans reflecting the location of all existing and proposed underground and/or overhead structures and/or facilities.

2. With respect to the Underground Relocation, the Applicant, at no cost to SCE, shall procure and install the pads and vaults for transformers and associated equipment, conduits, ducts, boxes, and poles bases, and perform other work related to structures and substructures including breaking of pavement, trenching, backfilling, and repaving in connection with the installation of the underground system, all in accordance with the Relocation Plans, subject to

inspection and approval by SCE.

3. The Applicant shall notify SCE 48 hours prior to construction or installation of the ducts and substructures so that SCE can schedule the required inspection.

4. The Applicant shall provide SCE with "As-Built" drawings.

5. The Applicant, at no cost to SCE and subject to SCE's approval and acceptance, will grant SCE, in writing, ownership of all ducts and substructures installed pursuant to this Agreement. The Applicant warrants and represents that the ownership of the installed ducts and substructures, and each and every component thereof, as approved by SCE, will pass to SCE free and clear of any and all liens and encumbrances.

6. After the Applicant has completed installation of all ducts and substructures, and the ducts and substructures have been inspected and approved by SCE, the Applicant shall furnish to SCE a schedule of all costs incurred in the construction of the ducts and substructures. The purpose of this information is to allow SCE to calculate the amount of Income Tax Component of Contribution ("ITCC") that will be charged on the ducts and substructures installed by the Applicant. SCE must have this information before SCE energizes the underground facilities and de-energizes the overhead facilities. As part of the project reconciliation, SCE will provide a statement of ITCC for the project, which includes the ITCC charged on the ducts and substructures installed by the Applicant.

5. COST ALLOCATION

Applicant is exclusively responsible for all costs and expenses associated with SCE's implementation of the Relocation Plans including, but not limited to, the costs and expenses associated with (i) SCE's preparation of the Relocation Plans (and any revisions thereto and refinements thereof), (ii) SCE's performance of the Relocation Work and (iii) the Applicant's acquisition of the SCE Land. SCE may provide Applicant with credits with respect to the Underground Relocation as required by its applicable Tariff Rules of service.

Applicant shall reimburse SCE for costs and expenses incurred by SCE in accordance with the provisions of Section 6, below.

6. INITIAL COST ESTIMATE, PAYMENT(S) AND RECONCILIATION

a. Initial Cost Estimate. The total estimated cost for the Relocation Work for which the Applicant is responsible is six million six thousand dollars ($6,006,000.00) (the "Initial Cost Estimate").

The Initial Cost Estimate includes a 35% Income Tax Component of Contribution ("ITCC"), which is the current 2015 ITCC rate. ITCC rates are variable and subject to change. The Applicant is responsible for payment of any increases in the ITCC that are applicable to the project, and shall reimburse SCE (within 60 days following written demand from SCE) for any ITCC increases calculated or paid by SCE, including any interest, penalties or fees associated therewith.

b. Prior Advances: Outstanding Balance. SCE has previously received an engineering advance from the Applicant in the amount of seventy five thousand dollars ($75,000.00), a long lead advance for engineered poles in the amount of two hundred thousand dollars ($200,000.00) and a long lead advance for UG cable in the amount of one million one hundred thousand dollars ($1,100,000.00) which have been applied toward the total Initial Cost Estimate owed by the Applicant. Thus, the total remaining balance due to SCE at this time is four million six hundred thirty one thousand dollars ($4,631,000.00) (the "Outstanding Balance").

c. Payment of Outstanding Balance. Concurrent with the Applicant's execution and delivery of this Agreement, the Applicant shall pay to SCE the Outstanding Balance. The Outstanding Balance shall be delivered to SCE at the address shown in Section 12.b, below, and shall reference the following SCE Project File Number #767. Notwithstanding any provision herein to the contrary, the Applicant acknowledges and agrees that SCE will not begin the Relocation Work unless and until SCE has received the Outstanding Balance.

d. Reconciliation. The Parties acknowledge that the Initial Cost Estimate is valid only for a period of 90 days following the Effective Date, and that the costs associated with SCE's performance of the Relocation Work could increase prior to SCE's completion of the Relocation Work. Upon completion of the Relocation Work (or the cancellation of the Project or termination of this Agreement), the Applicant will be responsible for paying the total costs and expenses actually incurred by SCE for which the Applicant is responsible under this Agreement in relation to implementation of the Relocation Plans. Thus, at the completion of the Relocation Work (or upon the cancellation of the Project or termination of this Agreement), SCE will calculate the total actual costs and expenses for which the Applicant is responsible hereunder, and the Applicant will be provided with a final invoice identifying said costs and expenses. The Applicant will be billed or refunded, as applicable, for any difference between the amounts paid by the Applicant hereunder and the actual costs and expenses incurred by SCE. Any amount owed to SCE shall be due no later than 30 days after the Applicant's receipt of the final invoice. Similarly, any amount owed by SCE to the Applicant shall be refunded by SCE to the Applicant within 30 days following SCE's preparation and delivery of the final invoice.

If the Applicant fails to pay the final invoice within 30 days of receipt, the Applicant is responsible for paying to SCE, in addition to the invoiced amount, any and all costs incurred by SCE to collect the past due amount, including but not limited to, collection agency fees and court costs, but excluding attorneys' fees.

7. PROJECT SCHEDULING

The Parties acknowledge and agree that completion of the Relocation Work is contingent upon mutually acceptable schedules, available resources, the timely obtaining of permits, licenses, real property rights, and other documents, outages or other key items and not being delayed by those forces described in Section 8, below. The Parties shall work cooperatively and in good faith to timely meet all mutually-acceptable schedules and to minimize delays; however, the Applicant expressly acknowledges and agrees that SCE offers no guarantees or warranties regarding the completion date for the Relocation Work.

8. NO RESPONSIBILITY FOR DELAYS

SCE shall not be responsible or liable to the Applicant (or others) for any delay in its performance hereunder, or for any delays in the Project, due to any reason including, but not limited to: shortage of labor or materials, delivery delays, major equipment breakdown, load

management, strikes, labor disturbances, war, riot, insurrection, civil disturbance, weather conditions, epidemic, quarantine restriction, sabotage, act of public enemy, earthquake, governmental rule, regulation or order, including orders of judgments of any court or commission, requirement of additional or separate Environmental Impact Reports requested by the California Public Utilities Commission ("CPUC"), delay in receiving a Certificate of Public Convenience and Necessity from the CPUC, delay in obtaining necessary rights of way, act of God, or any cause or conditions beyond the control of SCE or the Applicant. The Applicant expressly waives and releases any and all claims for damages against SCE arising out of any delays in the Project unless due to SCE's sole negligence or willful misconduct.

9. COMPLIANCE WITH CEQA AND OTHER ENVIRONMENTAL LAWS

The Applicant, at no cost to SCE, but with SCE's reasonable cooperation, shall comply with the requirements of the California Environmental Quality Act ("CEQA") and other environmental laws, as applicable, and shall prepare any and all Negative Declarations, Mitigated Negative Declarations and/or Environmental Impact Reports which may be required by any agency or entity having jurisdiction over the Project and the Relocation Work. The Applicant expressly acknowledges that SCE is relying upon the Applicant's representations that the Relocation Work is covered by the environmental documentation, clearances and permits issued (or to be issued) in relation to the Project, and that the Applicant is responsible for satisfying all mitigation requirements and conditions attendant to SCE's performance of the Relocation Work. Notwithstanding any provision herein to the contrary, the Applicant acknowledges and agrees that SCE will not begin the Relocation Work unless and until all environmental permits, approvals, certifications and authorizations have been issued in relation to the Project and the Relocation Work.

10. COOPERATION BY BOTH PARTIES; TIMELY COMMUNICATION

The Parties shall work cooperatively and in good faith to timely implement their respective duties and obligations set forth herein. To that end, the Parties shall timely communicate with one another regarding the status of the Project, the status of the Relocation Work, and ways that the Parties may work together to facilitate the completion of this Agreement. Notwithstanding any provision herein to the contrary, failure by the Applicant to timely respond to requests for information by SCE shall be considered a default of this Agreement.

11. INDEMNIFICATION

The Applicant agrees, for itself, and for its agents, contractors, and employees, to save harmless, defend, and indemnify SCE, its officers, agents, contractors, and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of action, expense and/or liability arising from or growing out of loss or damage to property, including SCE's own personal property, or injury to or death of persons, including employees of SCE, resulting in any manner whatsoever, directly or indirectly, by reason of this Agreement or the use of or occupancy of the Project Location by the Applicant, its agents, contractors, and employees, invitees, successors and assigns, and regardless of whether such claims, losses or damages are caused by SCE's ordinary negligence, but excluding any claims, losses, or damages caused solely by SCE's gross negligence or willful misconduct.

12. NOTICES, CORRESPONDENCE, AND PAYMENT ADDRESS

a. Notices and Correspondence. Any notices and correspondence provided for in this Agreement, ***other than payments***, to be given by either Party hereto to the other shall be deemed to have been duly given when made in writing and deposited in the United States mail, registered or certified and postage prepaid, addressed as follows:

To SCE:

Miguel Flores
Project Manager (Transmission)
Southern California Edison
800 West Cienega Blvd
San Dimas, CA 91773

To Successor Agency to the Industry Urban-Development Agency:

15625 E Stafford St., Suite 100
City of Industry, CA 91744
Attention: Paul J Philips

b. Payments: Any payments provided for in this Agreement shall be forwarded to the addresses below.

To SCE:

Southern California Edison Company
P.O. Box 800
Rosemead, California 91771-0001
Attention: Accounts Receivable

To Successor Agency to the Industry Urban-Development Agency:

15625 E Stafford St., Suite 100
City of Industry, CA 91744
Attention: Paul J Philips

13. TERMINATION

a. Applicant's Right to Terminate Agreement. The Applicant shall have the right to terminate this Agreement at any time upon written notice to SCE. If this Agreement is terminated by the Applicant, the Applicant shall be responsible to SCE for all costs and expenses actually incurred by SCE in connection with SCE's preparation of the Relocation Plans, performance of the Relocation Work, and any other actions/activities under this Agreement, notwithstanding the cost allocation provisions in Section 5, above. Additionally, Applicant shall be responsible for any additional costs and expenses incurred by SCE as a result of the termination, including but not limited to, restoring the SCE Facilities to a permanent operational state; all costs for equipment and/or materials; and all costs or expenses related to the cancellation of contracts, purchase orders, or other commitments or agreements entered into up to and including the date of the notice of termination, between SCE and all parties furnishing labor, materials, and services in connection with this Agreement. SCE shall prepare and deliver to the Applicant an invoice that describes/identifies the costs and expenses thus incurred by

SCE. Within 30 days following SCE's delivery of said invoice, the Applicant shall pay to SCE the amounts specified in the invoice.

b. Termination Due to Applicant's Default. If the Applicant is in default of any of the terms, provisions, conditions, limitations and covenants of this Agreement, SCE may give the Applicant written notice of default ("Default Notice"). If the Applicant does not cure such default within the time specified in the Default Notice, SCE has the right, but not the obligation, to terminate this Agreement upon 30 days written notice to the Applicant (or such lesser time as may be appropriate under the circumstances). Except as otherwise provided, should SCE exercise such right of termination, SCE shall be entitled to payment for all costs and expenses for materials, services, labor, overhead, and any other expenses related to the performance of this Agreement thus incurred by SCE, up to and including the date of termination, notwithstanding the cost allocation provisions in Section 5, above. SCE shall also be entitled to payment for all costs and expenses required to effect the termination of this Agreement, including but not limited to: all costs and expenses pertaining to the restoration of the SCE Facilities to a permanent operational state; all costs for equipment and/or materials; and all costs and expenses related to the cancellation of contracts, purchase orders, commitments or other agreements entered into up to and including the date of the notice of termination, between SCE and all parties furnishing labor, materials, and services in connection with this Agreement. SCE shall prepare and deliver to the Applicant an invoice that describes/identifies the costs and expenses thus incurred by SCE. Within 30 days following SCE's delivery of said invoice, the Applicant shall pay to SCE the amounts specified in the invoice.

14. JURISDICTION OF PUBLIC UTILITIES COMMISSION

This Agreement shall at all times be subject to such changes or modifications as the California Public Utilities Commission may, from time to time, direct in the exercise of its jurisdiction pursuant to the authority conferred upon it by law.

15. AMENDMENTS

The provisions of this Agreement shall not be altered or amended by any representations or promises of any Party unless consented to in a writing executed by all Parties.

16. GOVERNING LAW

This Agreement shall be subject to and construed according to the laws of the State of California.

17. HEADINGS

The captions and headings used in this Agreement are strictly for convenience and are not intended to and shall not affect the Parties' rights and obligations, or the construction or interpretation of this Agreement.

18. THIRD PARTY BENEFICIARIES

Nothing herein is intended to create any third party benefit.

19. NO AGENCY, PARTNERSHIP OR JOINT VENTURE

Nothing contained herein shall be deemed or construed as creating the relationship of principal and agent or of partnership or of joint venture by and between the Parties hereto.

20. WAIVER

No waiver of any default or breach hereunder shall be implied from any omission to take action on account thereof, notwithstanding any custom and practice or course of dealing. No waiver by any Party of any provision under this Agreement shall be effective unless in writing and signed by such Party, and no waiver shall affect any default other than the default specified in the waiver and then said waiver shall be operative only for the time and to the extent therein stated. Waivers of any covenant shall not be construed as a waiver of any subsequent breach of the same.

21. DUPLICATE ORIGINALS AND ELECTRONIC SIGNATURES

This Agreement may be executed in duplicate originals, each of which, when so executed and delivered, shall be an original but such counterparts shall together constitute one instrument and agreement. The exchange of copies of this Agreement and of signature pages by facsimile transmission, Portable Document Format (*i.e.*, PDF) or by other electronic means constitutes effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. This Agreement may be executed by way of an electronic signature, in which case, said electronic signature shall have the same force and effect as a written signature.

[*THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW*]

IN WITNESS WHEREOF, this Agreement and each and every term herein is agreed to by and between the undersigned.

DATED: _____

Successor agency to the Industry Urban Development Agency,
a(n) _____

BY: _____
Paul J. Philips
Executive Director

DATED: 11/17/15

SOUTHERN CALIFORNIA EDISON COMPANY,
a California corporation

BY: _____
Paul J Grigaux
Vice President
Transmission Substations & Operations

EXHIBIT A

Description of the Project Location

EXHIBIT B

APPROVED RELOCATION PLANS

Refer to Attached Design TD758980 (5 sheets) and project accounting TD1002255

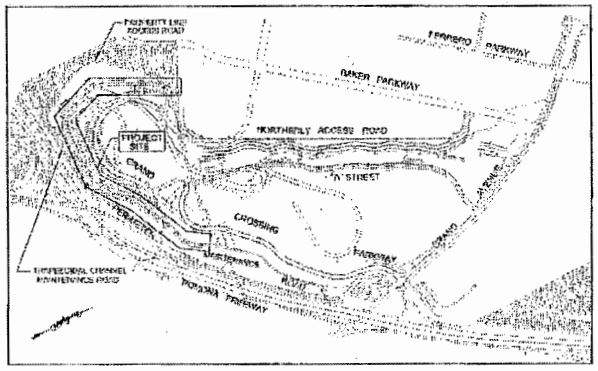
SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY IMPROVEMENT PROJECT NO. 383R

INDUSTRY BUSINESS CENTER 66 KV TRANSMISSION LINE RELOCATION PROJECT

CONTRACT NO. IBC-0383R

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION WITH ALL CURRENT SUPPLEMENTS, PUBLISHED BY BUILDING NEWS, INC., LOCATED AT 1612 SOUTH CLEARVIEW ST., MONTEBELLO, CA 90640 AND SUPPLEMENTAL STANDARD DRAWINGS.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF INDUSTRY PERMIT OFFICE AT 15651 E. VALLEY BLVD., CITY OF INDUSTRY, CA 91744. (626) 333-0336
3. ALL WORK COVERED BY THIS PLAN SHALL BE INSPECTED BY THE CITY ENGINEER, PROJECT FIELD INSPECTOR SERVICE SHALL BE MADE 24-HOURS IN ADVANCE AT (626) 333-0336.
4. WORK IN EXISTING STREETS SHALL BE COMPLETED AS SOON AS POSSIBLE TO AVOID INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC. FAILURE TO COMPLY WITH THIS REQUIREMENT IS A VIOLATION OF CITY ORDINANCE.
5. THE CONTRACTOR SHALL NOTIFY THE LOS ANGELES COUNTY FIRE DEPARTMENT (626) 961-2417 AND THE LOS ANGELES SHERIFF DEPARTMENT (626) 330-3122 AT THE CITY OF INDUSTRY DISPATCHER AT LEAST 48-HOURS PRIOR TO START OF WORK.
6. 48-HOURS PRIOR TO ANY STREET WORK, THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT AT 1 (800) 422-4133 (800 DIGALERT) AN 800#) REGISTRATION NUMBER
7. ALL UTILITY TRENCHES IN PUBLIC STREETS SHALL BE BACKFILLED WITH A CLEAN GRANULAR MATERIAL HAVING A MINIMUM SAND EQUIVALENT OF 30. BACKFILL SHALL BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT.
8. THE USE OF CRUSHED SLAG OR CRUSHED ROCK, WHICH CONTAINS BY WEIGHT OF CALCIUM CARBONATE BASE FOR ANY STREET IMPROVEMENT IS NOT ALLOWED.
9. EXISTING CONCRETE IMPROVEMENTS AND ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT, FULL DEPTH, TO A NEAT LINE WHERE NEW CONCRETE OR ASPHALT IS TO JOIN.
10. THE CONTRACTOR SHALL PROTECT AND RESTORE EXISTING VEGETATION AND IMPROVEMENTS AS PER SECTION 5-1, 5-2 AND 7-10 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES OF EVERY NATURE, WHETHER SHOWN HEREON OR NOT, TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF ANY UTILITY DAMAGED OR DESTROYED IN CONNECTION WITH THE PROSECUTION OF THE WORK.
12. ANY CONTRACTOR OR SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL COORDINATE DIRECTLY WITH THE SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS


PROPERTY LINE
FOOTHILL ROAD
FERRERO PARKWAY
BAKER PARKWAY
NORTHERLY ACCESS ROAD
PROJECT SITE
"D" STREET
CROSSING
PARKWAY
SOUTHERN PACIFIC RAILROAD
SOUTHERLY ACCESS ROAD
SOUTHERN PACIFIC RAILROAD
PARKWAY
SOUTHERN PACIFIC RAILROAD
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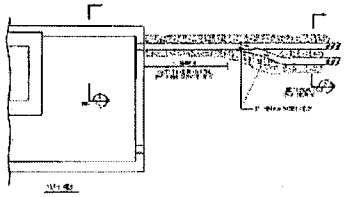
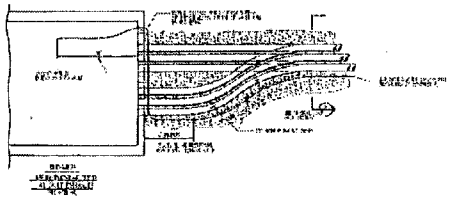
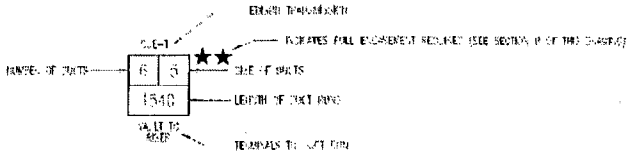
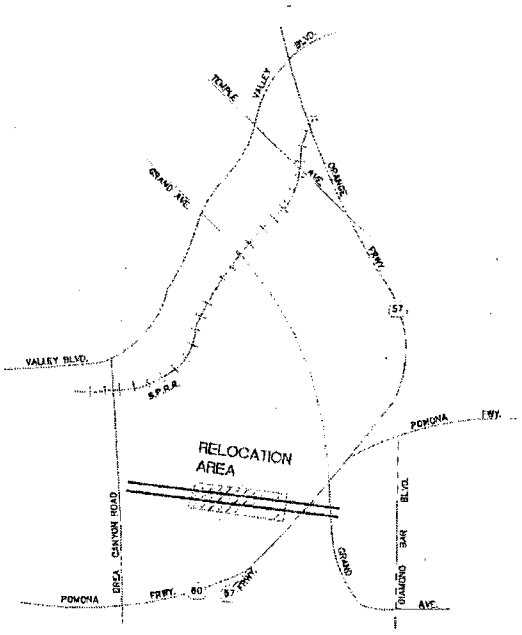
SOUTHERN PACIFIC RAILROAD







LEGEND OF SYMBOLS ON
WORKING DRAWINGS



NOTES:

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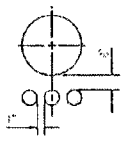
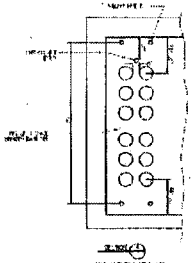
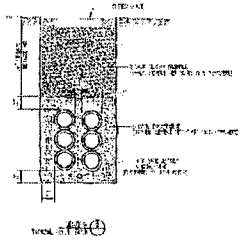


TYPICAL MANHOLE
PLAN & DUCT ARRANGEMENT

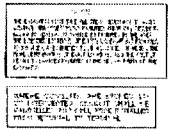




LEGEND OF DRAFTING SYMBOLS

TRENCH

UNDERGROUND



UG SPEC
For Construction

FINAL DESIGN
APPROVED FOR CONSTRUCTION

CONTRACT NO.: JBC-0128EM
INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION

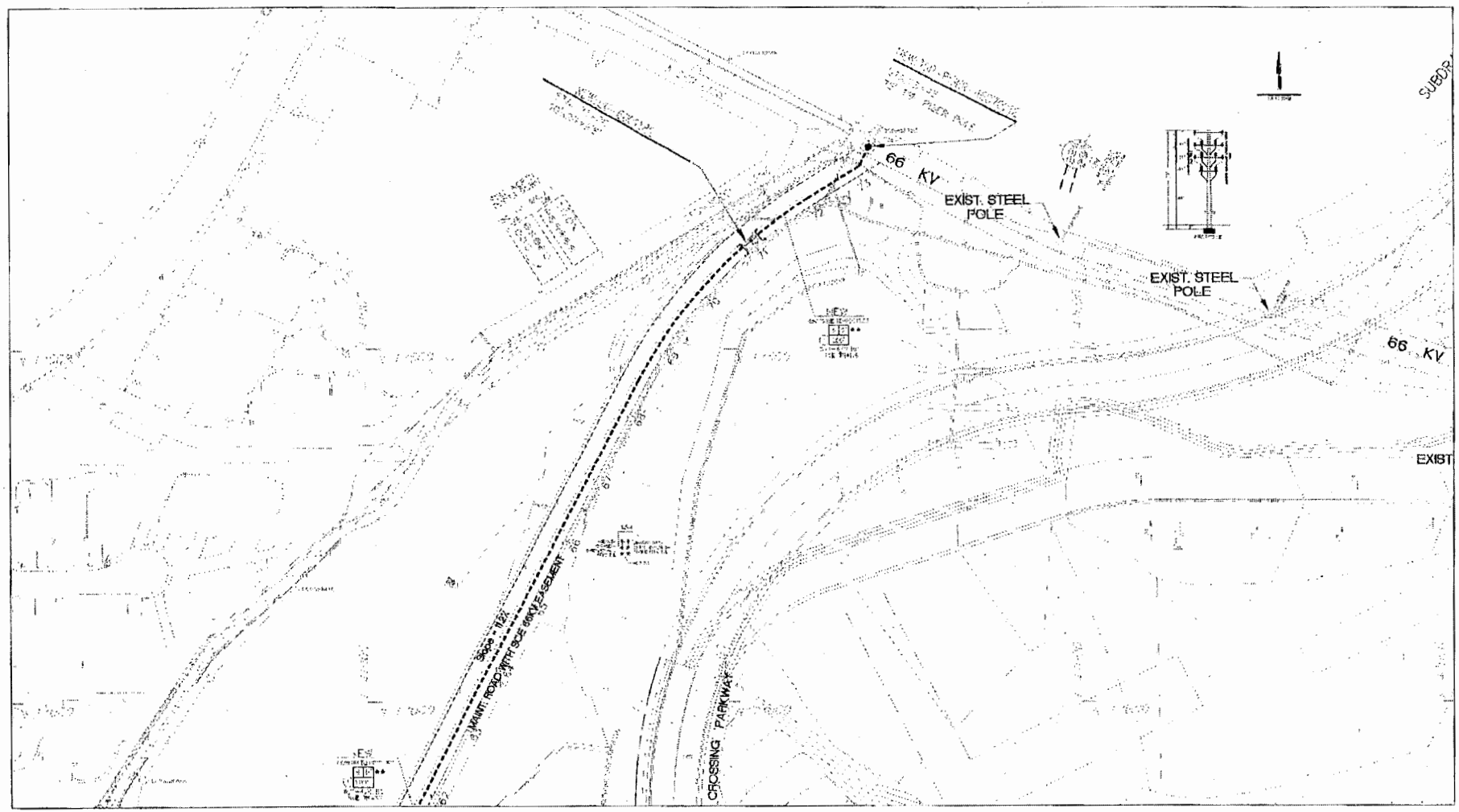
TOTAL

TRANSMISSION 66 PROJECT
66KV R/W AT GRID AT 57 FWY
CITY OF INDUSTRY

SHEET 1 OF 5

ID758930

CONTRACT DRAWING NO. 2 OF 5



FINAL DESIGN
APPROVED FOR CONSTRUCTION

CONTRACT NO.: GC-0.98.NR
INDUSTRY BUSINESS CENTER 66kV TRANSMISSION LINE RELOCATION

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APPROVED

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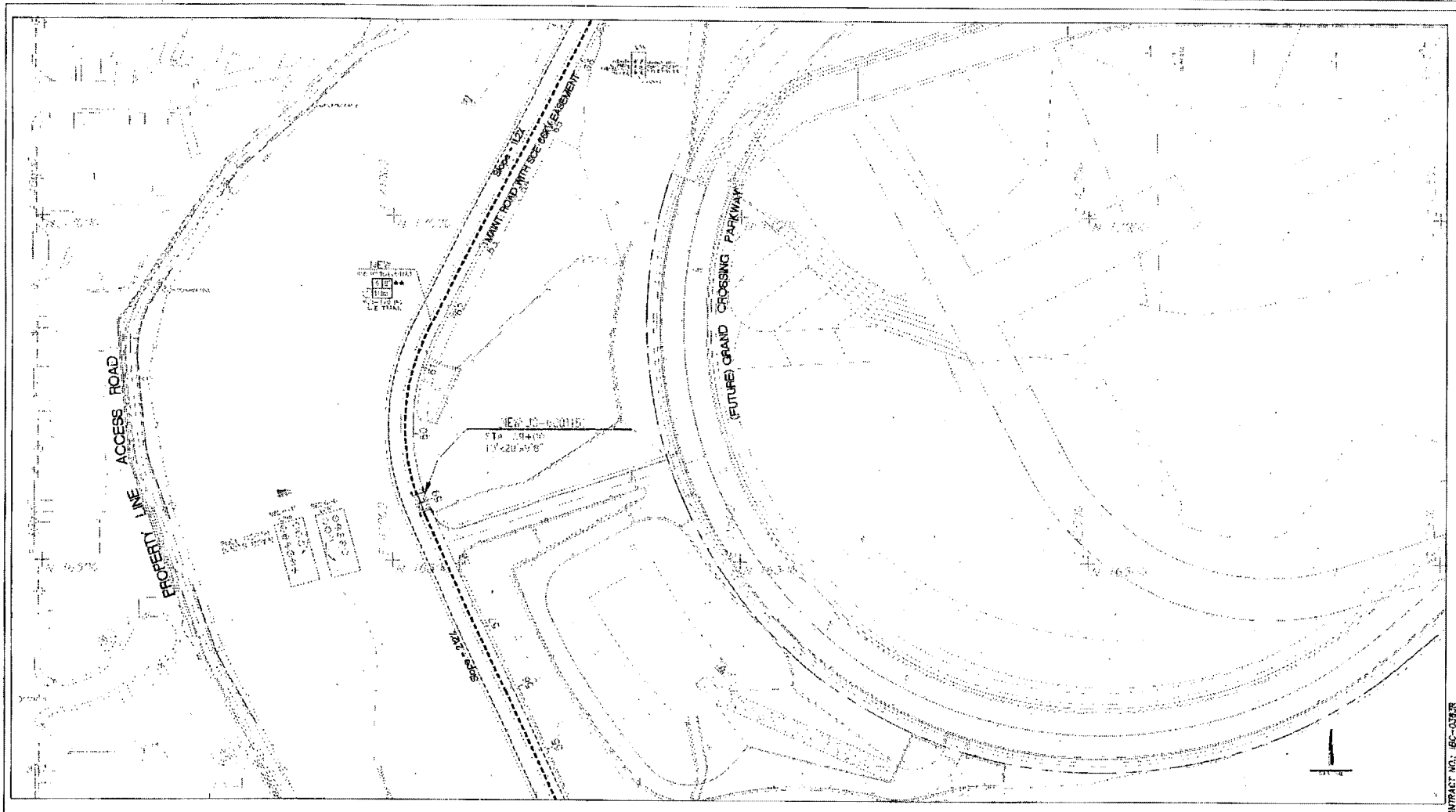
PROFILE OF PROJECT
1000 B/W AT SRW AT 57 FWY
CITY OF INDUSTRY

SHEET 2 OF 3

T0758980

CONTRACT DRAWING NO. 3 OF 8



CONTRACT NO.: 86-0395R
INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION

FINAL DESIGN
APPROVED FOR CONSTRUCTION

DATE	REVISION NO.	APPROVED	CHKD	DRAWN

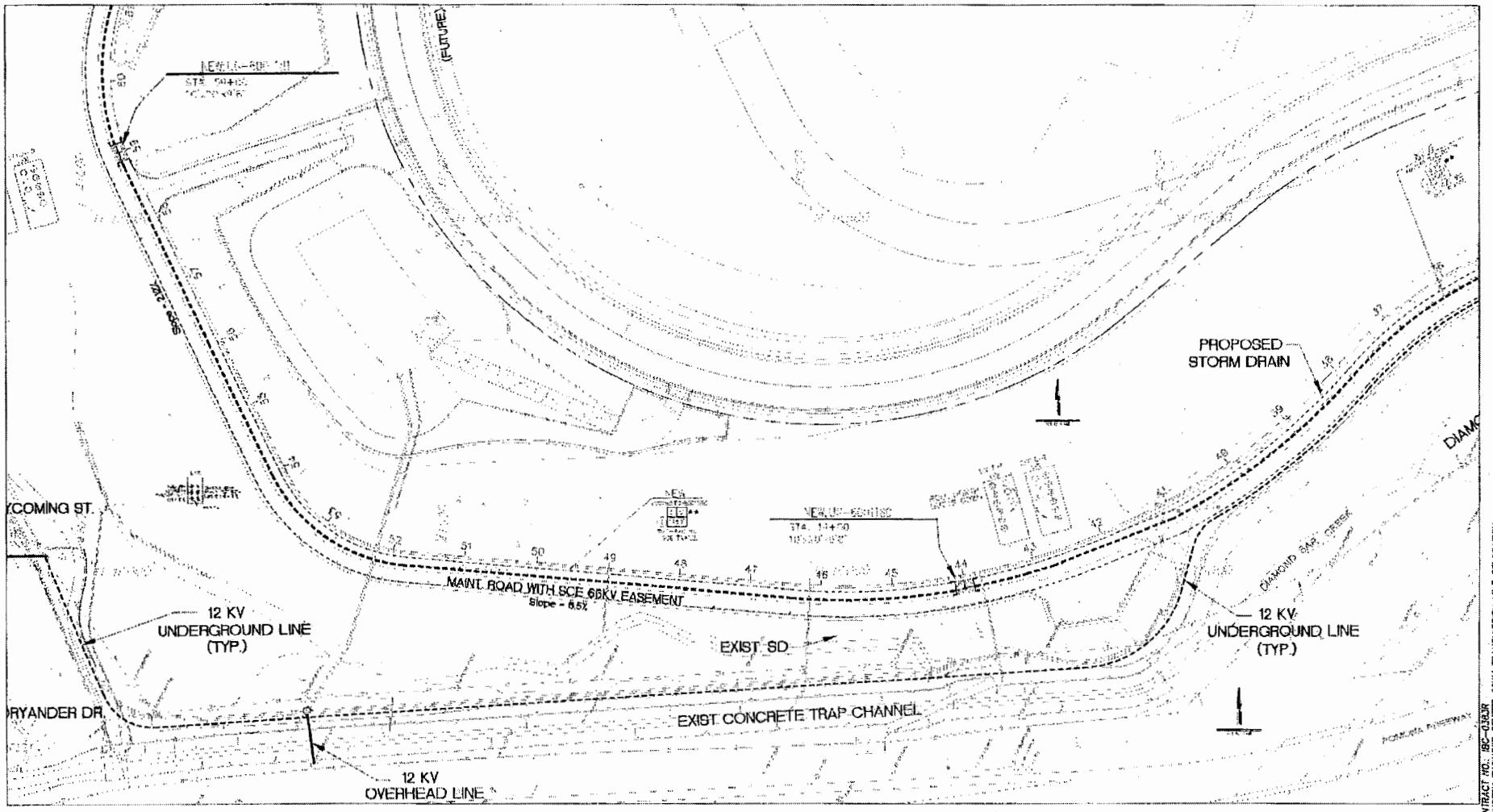
TRANSMISSION DIS PROJECT
66KV R/W AT TRIED ST N. FWY
CITY OF INDUSTRY

Southern California Edison Company

SHEET 3 OF 3

TB758980

CONTRACT DRAWING NO. 4 OF 6



CONTRACT NO. IBC-0380R
INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION

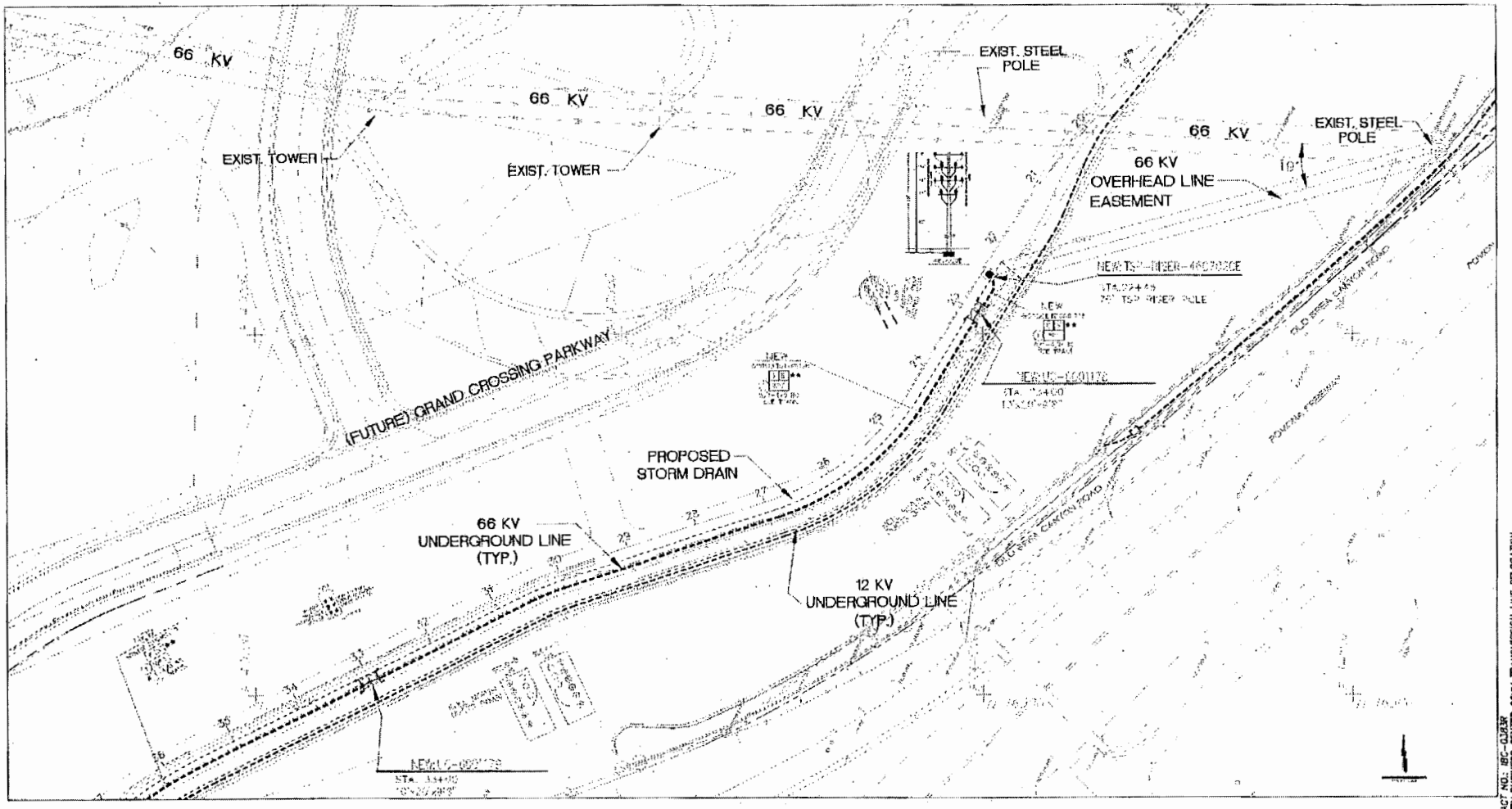
FINAL DESIGN
APPROVED FOR CONSTRUCTION

DATE	REVISIONS	CHECKED	REVIEW	DATE

TRANSMISSION UNDERGROUND PROJECT
66kV RUN AT 12KV AT 37 FOR
CITY OF INDUSTRY

TD758980

CONTRACT DRAWING NO. 5 OF 8



CONTRACT NO.: IBC-0J83R
INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION

FINAL DESIGN
APPROVED FOR CONSTRUCTION

DATE	REVISION DESCRIPTION	APPROVED	CHK	DRAWN

TRANSMISSION TIE PROJECT
APPROX. PLAN AT GRADE AT 50 KW/
CITY OF PROVIDENCE

SHEET 5 OF 6

TD758980

Southern California Edison Company

CONTRACT DRAWING NO. 5 OF 6

WATER POLLUTION PREVENTION PLAN
INDUSTRY BUSINESS CENTER
66 KV TRANSMISSION LINE RELOCATION

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)/ WET WEATHER EROSION CONTROL (WWECP) GENERAL NOTES

1. IN CASE OF PRACTICAL CALL WATER DRAIN AT 714-[illegible]
2. A MINIMUM FIFTEEN (15) EMERGENCY WATER SHALL BE AVAILABLE AT ALL TIMES. THE WATER SHALL BE PROPERLY DISTRIBUTED (1) ALONG THE PERIMETER. [illegible]
3. [illegible]
4. [illegible]
5. ALL TILE AND TERRA SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS. [illegible]
6. A DRAIN WALL OF WATER ON THE SITE AHEAD OF THE FLOW OF WATER IN ANY WORK EXPOSED. [illegible]
7. [illegible]
8. THE PLACEMENT OF ADDITIONAL DEVICES TO PROVIDE EROSION CONTROL AND CONTROL POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE PLACED [illegible]
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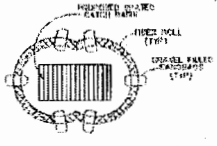
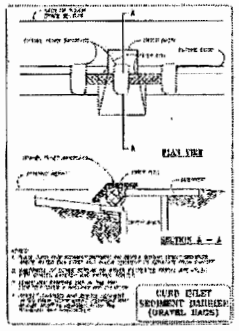
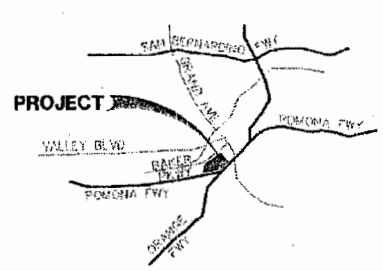
NO	REVISION	DATE





EROSION CONTROL DETAIL
FOR CURB INLET

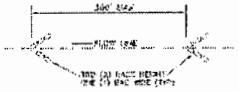
STORM DRAIN INLET PROTECTION



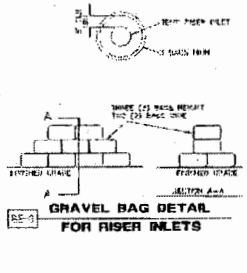
VICINITY MAP
NOT TO SCALE
T.G PAGE 639, GRID J-5

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2	STORM WATER POLLUTION PREVENTION PLAN



GRAVEL BAG CHECK DAM DETAIL



GRAVEL BAG DETAIL FOR RISER INLETS

BMP LEGEND

- SILT FENCE
- SECURITY FENCE
- GRAVEL BAG CHECK DAM
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- GRAVEL BAG BERM
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SYMBOL LEGEND

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- [illegible]
- [illegible]

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY:

JOHN D. [illegible] — [illegible] — AGENCY ENGINEER — DATE

CNC ENGINEERING
[illegible]

INDUSTRY BUSINESS CENTER
66 KV TRANSMISSION LINE RELOCATION

WATER POLLUTION PREVENTION PLAN
WATER POLLUTION CONTROL DRAWING

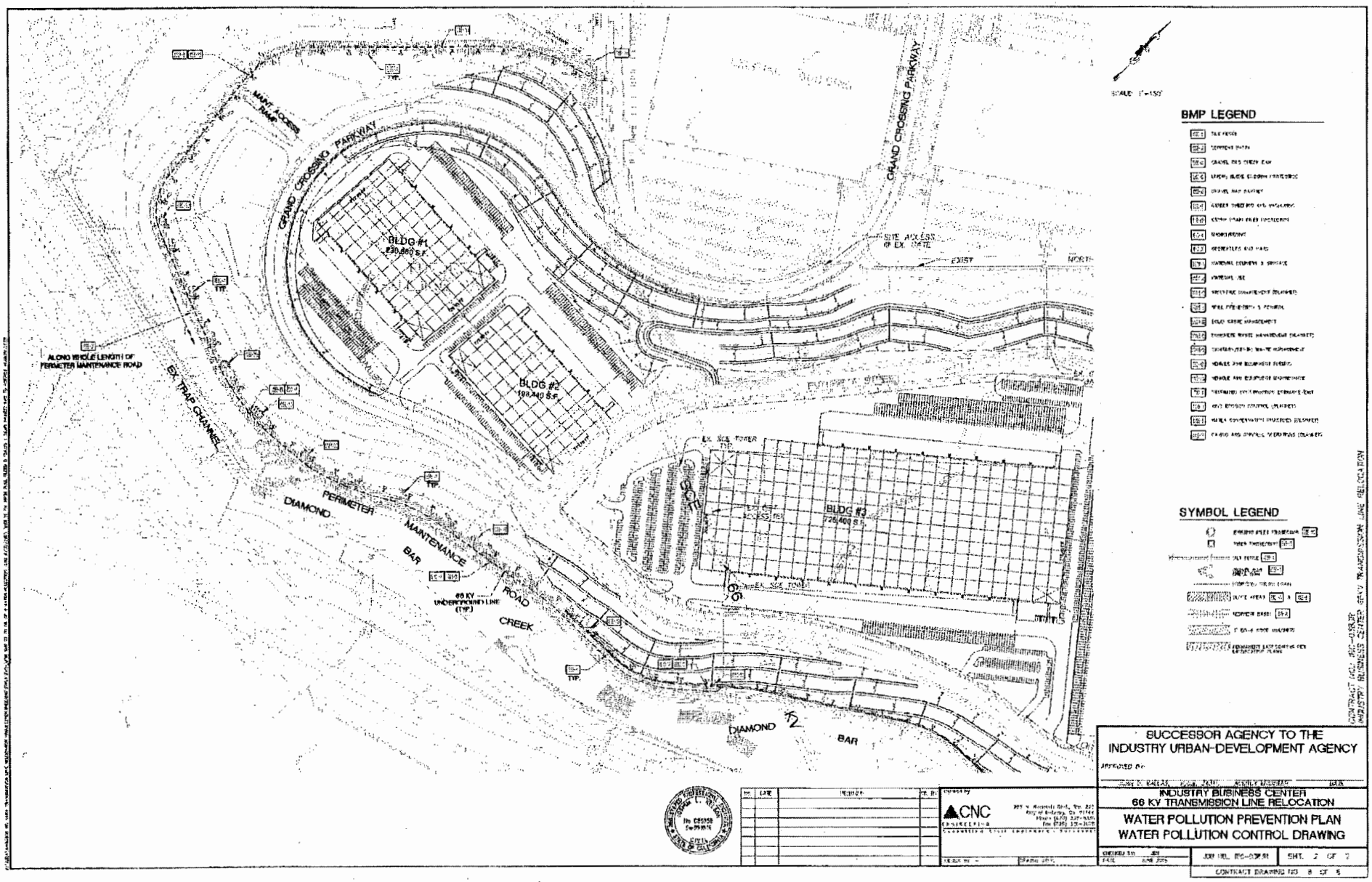
DESIGNED BY: [illegible]
DATE: [illegible]

JOB NO. [illegible]

SHT. 1 OF 3

CONTRACT DRAWING NO. 7 OF 8

CONTRACT NO. [illegible]
INDUSTRY BUSINESS CENTER
66 KV TRANSMISSION LINE RELOCATION



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY:

INDUSTRY BUSINESS CENTER
66 KV TRANSMISSION LINE RELOCATION

WATER POLLUTION PREVENTION PLAN
WATER POLLUTION CONTROL DRAWING

CNC ENGINEERING

SHT. 2 OF 2

CONTRACT DRAWING NO. 8 OF 5