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 **Thursday, October 1, 2015, at 9:00 a.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

September 22, 2015

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

SPECIAL MEETING AGENDA
OCTOBER 1, 2015 9:00 A.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 (Non-Agenda Items):*** *Anyone wishing to address the Oversight Board on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Oversight Board from taking action on a specific item unless it appears on the posted 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 by the Secretary and prior to the individual being heard by the Oversight Board.*

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 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.

RECOMMENDED ACTION: Adopt Resolution No. OB 2015-10.

5.2 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.

RECOMMENDED ACTION: Adopt Resolution No. OB 2015-11.

5.3 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.

5.4 Consideration of the July 2015 Bond Refinancing report.

RECOMMENDED ACTION: Receive and file the report.

5.5 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.

RECOMMENDED ACTION: Adopt Resolution No. OB 2015-12.

5.6 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, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING CONTRACT BY AND

BETWEEN THE SUCCESSOR AGENCY AND ALL AMERICAN ASPHALT.

RECOMMENDED ACTION: *Adopt Resolution No. OB 2015-13.*

5.7 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.

RECOMMENDED ACTION: *Receive and file the report.*

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

RECOMMENDED ACTION: *Receive and file the report.*

6. Adjournment. Next regular Oversight Board meeting will be Tuesday, October 6, 2015 at 3:30 p.m.

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

ITEM NO. 5.1

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

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 May 12, 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 May 12, 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 October 1, 2015, 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 2015-10

EXHIBIT A

MAY 12, 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 10:01 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
Ron Cipriani, Vice Chairman
Yolanda Duarte, Board Member
Michael Gregoryk, Board Member
Gerry Hertzberg, Board Member
Kevin Radecki, Board Member

ABSENT: Deo Persaud, Board Member

STAFF PRESENT: Sean Varner, Oversight Board Counsel, and Diane M. Schlichting, Secretary.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF RESOLUTION NO. OB 2015-06 - 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 FEBRUARY 24, 2015 SPECIAL MEETING

MOTION BY VICE CHAIRMAN CIPRIANI, AND SECOND BY BOARD MEMBER DUARTE TO ADOPT RESOLUTION NO. OB 2015-06. MOTION CARRIED 6-0, WITH BOARD MEMBER PERSAUD ABSENT.

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 report and responded to questions from Members of the Oversight Board.

MOTION BY BOARD MEMBER GREGORYK, AND SECOND BY VICE CHAIRMAN CIPRIANI TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 6-0, WITH BOARD MEMBER PERSAUD ABSENT.

CONSIDERATION OF RESOLUTION NO. OB 2015-07 - 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 AND AUTHORIZING THE SALE OF TWO TRUCKS

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

Mr. John Ballas, City of Industry Engineer, responded to questions from Members of the Oversight Board.

MOTION BY VICE CHAIRMAN CIPRIANI, AND SECOND BY BOARD MEMBER RADECKI TO ADOPT RESOLUTION NO. OB 2015-07. MOTION CARRIED 6-0, WITH BOARD MEMBER PERSAUD ABSENT.

CONSIDERATION OF RESOLUTION NO. OB 2015-08 - 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 AND AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE SALE AND DISPOSITION OF CERTAIN REAL PROPERTY LOCATED AT 111 HUDSON STREET

Mr. Reg Bottger of CNC Engineering, presented a report and responded to questions from Members of the Oversight Board.

MOTION BY BOARD MEMBER GREGORYK, AND SECOND BY BOARD MEMBER HERTZBERG TO ADOPT RESOLUTION NO. OB 2015-08. MOTION CARRIED 6-0, WITH BOARD MEMBER PERSAUD ABSENT.

DISCUSSION RELATIVE TO THE HOFFMAN COMPANY PROVIDING SERVICES TO THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY TO MARKET THE TRES HERMANOS PROPERTY

Mr. Reg Bottger of CNC Engineering, presented a report and responded to questions from Members of the Oversight Board.

Mr. Tom Dallape, Principal with The Hoffman Company, responded to questions from Members of the Oversight Board.

MOTION BY VICE CHAIRMAN CIPRIANI, AND SECOND BY BOARD MEMBER DUARTE TO APPROVE THE SELECTION OF THE HOFFMAN COMPANY, AND AUTHORIZE THE EXECUTIVE DIRECTOR OF THE SUCCESSOR AGENCY TO PROCEED WITH FINALIZING AN AGREEMENT WITH THE HOFFMAN COMPANY. MOTION CARRIED 6-0, WITH BOARD MEMBER PERSAUD ABSENT.

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. 5.2

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 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 June 2, 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 June 2, 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 October 1, 2015, 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 2015-11

EXHIBIT A

JUNE 2, 2015 OVERSIGHT BOARD MINUTES

[ATTACHED BEHIND THIS PAGE]

CALL TO ORDER

The Regular 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 p.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
Ron Cipriani, Vice Chairman
Yolanda Duarte, Board Member
Deo Persaud, Board Member
Kevin Radecki, Board Member

ABSENT: Board Member Gregoryk

MOTION BY VICE CHAIRMAN CIPRIANI, AND SECOND BY BOARD MEMBER RADECKI TO GRANT BOARD MEMBER GREGORYK AN EXCUSED ABSENCE. MOTION CARRIED 6-0, WITH BOARD MEMBER GREGORYK ABSENT.

STAFF PRESENT: Sean Varner, Oversight Board Counsel, and Diane M. Schlichting, Secretary.

PUBLIC COMMENTS

Mr. George Monte with Richmont Investment Property Services, Inc., approached the Board. Mr. Monte stated that he was a commercial real estate broker and financial advisor to Skyscraper Brewing & Distributing Company located at 19835 East Walnut Drive. For the record, Mr Monte requested agenda time, approximately 20 minutes, be on the next Oversight Board agenda for Skyscraper to provide a status with regard to their discussions with the Successor Agency. Discussion was held. Chairman Kreimann asked that Skyscraper provide some information as to what their presentation was going to be about, and a term sheet, to the Secretary of the Oversight Board by June 15, 2015, in order to determine if this would be an open or closed session item.

CONSIDERATION OF RESOLUTION NO. OB 2015-09 - 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 AND AUTHORIZING THE EXECUTION OF THE EXCLUSIVE AUTHORIZATION TO OFFER FOR SALE WITH THE HOFFMAN COMPANY

Mr. Reg Bottger of CNC Engineering provided a staff report, and responded to questions from Members of the Oversight Board.

Oversight Board Counsel Varner responded to questions from Members of the Oversight Board.

Mr. Tom Dallape, Principal with The Hoffman Company, provided additional information and responded to questions from Members of the Oversight Board.

Board Member Cindy Chen arrived at the meeting at 3:59 p.m. Chairman Kreimann introduced Board Member Chen and stated that she was appointed this morning by the Board of Supervisors. Board Member Chen stated that she was an attorney, had been with Supervisor Hilda Solis for ten years, and was now working as her Assistant Chief of Staff at her County Board of Supervisors' Office.

Chairman Kreimann provided an overview to Board Member Chen as far as what had taken place so far with Item No. 5.1.

Mr. Tom Dallape, Principal with The Hoffman Company, responded to questions from Members of the Oversight Board.

Oversight Board Counsel Varner responded to questions from Members of the Oversight Board.

MOTION BY VICE CHAIRMAN CIPRIANI, AND SECOND BY BOARD MEMBER DUARTE TO ADOPT RESOLUTION NO. OB 2015-09. MOTION CARRIED 6-0, WITH BOARD MEMBER GREGORYK ABSENT.

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.

Board Member Radecki left the meeting at 4:08 p.m.

Mr. Philip A. Buchiarelli, Principal Geologist with Leighton & Associates, responded to questions from Members of the Oversight Board.

MOTION BY BOARD MEMBER DUARTE, AND SECOND BY VICE CHAIRMAN CIPRIANI TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, WITH BOARD MEMBER GREGORYK AND BOARD MEMBER RADECKI ABSENT

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. 5.3

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: **Finance Department**

Date: **September 15, 2015**

Subject: **Status Reports**

Below is summary of the status reports and changes from the prior Oversight Board meeting held in May 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 May 2015 meeting, property nos. 4, 9, 11, 16 have closed escrow and have generated $12,620,876 in net proceeds to the Successor Agency. Property nos. 1, 2 and 43 the escrows have been canceled.

Pages 8-10 Exhibit 2 Project Summary Report Through September 10, 2015

Exhibit 2 has been updated to reflect expenditures of $29,202,656.77 spent on the projects and other costs for the period April 9, 2015 through September 10, 2015.

Pages 11-15 Exhibit 3 Budget vs Actual Expenditures ROPS 14-15B Period January 1 to June 30, 2015

Exhibit 3 shows the comparison of period to date actual expenditures versus the approved amount in ROPS 14-15B for the six months ended June 30, 2015. During the period April 9, 2015 to June 30, 2015 we have spent $23,314,126.24 on the various projects and other costs below is a summary of the expenditures.

Successor Agency To the Industry Urban-Development Agency
Budget vs. Actual Disbursements Comparison ROPS 14-15B
Summary Report
January 1 Through June 30, 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 14-15B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
				Period January 1 to June 30, 2015	Period January 1 to June 30, 2015	Period January 1 to June 30, 2015
Projects To Be Funded From Other Available Funds						
Landscaping Baker Parkway Slopes		MP 99 31 #61	$ -	$ 150,000.00	$ 225,811.12	$ (75,811.12)
Diamond Bar Creek		MP 99-31 #26	-	488,200.00	3,375.75	484,824.25
Industry Business Center		MP 99-31 #16	39,958,055.00	5,423,500.00	34,215,292.82	11,166,262.18
Industry East Traffic Mitigation		MP 99-31 #65	-	713,400.00	16,517.45	696,882.55
City / Agency Reimbursement Agreement			-	34,139,500.00	-	34,139,500.00
Total Projects To Be Funded From Other Available Funds			$ 39,958,055.00	$ 40,914,600.00	$ 34,460,997.14	$ 46,411,657.86
Projects To Be Funded From Bond Proceeds						
Lemon Ave Interchange at Route 60		MP 03-10	-	441,000.00	191,047.76	249,952.24
Route 57/60 Confluence Project		MP 99-31 #22	-	1,635,710.00	967,154.31	668,555.69
Westbound Slip On- Ramp 57/60		MP 99-31 #22a	-	2,583,625.00	841,611.04	1,742,013.96
Total Projects To Be Funded From Bond Proceeds			-	$ 4,660,335.00	$ 1,999,813.11	$ 2,660,521.89
Appraisal Fees					$ 36,200.00	$ (36,200.00)
Administration			-	1,138,000.00	1,138,000.00	-
Escheated Payment	274		-	-	-	-
Property Maintenance 07-01-2014 through 12-31-2014	269		-	736,000.00	413,184.08	322,815.92
Total All Expenditures			$ 39,958,055.00	$ 47,448,935.00	$ 38,048,194.33	$ 49,358,795.67

Pages 16-20 Exhibit 4 Budget vs Actual Expenditures ROPS 15-16A Period July 1 to December 31, 2015

Exhibit 4 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 4

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 Period July 1 to December 31, 2015	Actual Disbursements Paid During the Period Period July 1 to September 10, 2015	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period Period July 1 to December 31, 2015
Projects To Be Funded From Other Available Funds						
Landscaping Baker Parkway Slopes		MP 99 31 #61	$ -	$ 155,000.00	$ 18,579.44	$ 136,420.56
Diamond Bar Creek		MP 99-31 #26	-	558,200.00	2,905.20	555,294.80
Industry Business Center		MP 99-31 #16	9,951,984.03	9,333,500.00	7,523,616.18	11,761,867.85
Industry East Traffic Mitigation		MP 99-31 #65	-	1,463,400.00	3,623.08	1,459,776.92
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**	**$ 7,548,723.90**	**$ 48,052,860.13**
Projects To Be Funded From Bond Proceeds						
Lemon Ave Interchange at Route 60		MP 03-10	-	2,752,500.00	10,890.00	2,741,610.00
Route 57/60 Confluence Project		MP 99-31 #22	-	1,671,500.00	146,102.38	1,525,397.62
Westbound Slip On- Ramp 57/60		MP 99-31 #22a	-	3,053,000.00	16,170.00	3,036,830.00
Total Projects To Be Funded From Bond Proceeds			**-**	**$ 7,477,000.00**	**$ 173,162.38**	**$ 7,303,837.62**
Administration			-	1,240,000.00	234,343.12	1,005,656.88
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	-	736,000.00
Total All Expenditures			**$ 44,091,484.03**	**$ 21,082,100.00**	**$ 8,058,004.93**	**$ 57,115,579.10**

Page 21 Exhibit 5 Projected Cash Flow For Projects To Be Funded By Other Funds July 1, 2015 to December 31, 2017

Exhibit 5 shows the projected cash flows from July 1, 2015 to December 31, 2017 for projects to be funded by other available funds.

Successor Agency to the IUDA
Projected Cash Flow For Projects
To Be Funded By Other Funds
July 1, 2015 to December 31, 2017

Exhibit 5

	15-16A Budget	15-16B Budget	16-17A Budget	16-17B Budget	17-18A Budget	
	7/1/15 to 12/31/15	1/1/16 to 6/30/16	7/1/16 to 12/31/16	1/1/17 to 6/30/17	7/1/17 to 12/31/17	Totals
Industry Business Center (IBC):						
Land Sales	$ 15,790,688	$ 46,468,356	$ 152,238,410	$ 82,800,000		$ 297,297,454
Funds from rental income/notes receivable	3,706,038	4,581,038	4,109,038	2,766,038	165,038	15,327,190
Estimated Project Expenditures per ROPS 15-16A	(9,333,500)	(58,710,500)	(31,580,850)	(16,294,083)	(16,185,520)	(132,104,452)
To defer expenses from 15-16A to 15-16B	3,600,000	(3,600,000)				
Other Project Costs per ROPS 15-16A	(2,176,600)	(1,961,000)	(5,576,270)	(170,424)	(2,424)	(9,886,718)
To defer expenses from 15-16A to 15-16B and 16-17A	1,058,200	(500,000)	(558,200)			
Net	12,644,826	(13,722,106)	118,632,128	69,101,531	(16,022,906)	170,633,474
Reserve for City Loan/Repayment	(29,108,133)	(5,031,367)				(34,139,500)
Transfers Other Projects/Debt Service		-	-	-	(2,424)	(2,424)
Beginning Cash Balance - Property Sales Depository Account	13,317,445	(3,145,862)	(21,899,335)	96,732,793	165,834,324	250,839,365
Ending Cash Balance	$ (3,145,862)	$ (21,899,335)	$ 96,732,793	$ 165,834,324	$ 149,808,994	$ 387,330,915
Other Projects:						
Landscaping Baker Parkway Slopes	$ (155,000)	$ (150,000)	$ (95,282)	$ (62,624)	$ -	$ (462,906)
Diamond Bar Creek	(558,200)	(711,000)	(523,868)	(15,800)	(1,000)	(1,809,868)
Industry East Traffic Mitigation	(1,463,400)	(1,600,000)	(4,957,120)	(92,000)	(1,424)	(8,113,944)
Net	(2,176,600)	(2,461,000)	(5,576,270)	(170,424)	(2,424)	(10,386,718)
Transfers from land sales		-	-	-	2,424	2,424
Funds from rental income/notes receivable	2,176,600	2,461,000	5,576,270	170,424	-	10,384,294
Beginning Cash Balance	-	-	-	-	-	-
Ending Cash Balance	$ -	$ -	$ -	$ -	$ -	$ -

SUCCESSOR AGENCY TO THE IUDA
LONG RANGE PROPERTY MANAGEMENT PLAN
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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		May-15	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			8/1/2015-Pending		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		$ 13,263,356.00	8/1/2015-Pending		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	3.68 ac.	2014-26		$ 4,888,888.00	December-15		Quim Development, LLC
18	commercial office bldg.	111 Hudson	for sale	industrial per zoning code	Feb-05	4.0 mill.	1.75 mill.	Apr-13	8209-024-905	1.83 ac.			$ 2,900,000.00	November-15		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.						
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.						
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						
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.	4.845 mill.	Apr-13	8208-027-911 8208-027-912	6.18 ac.	2014-26		$ 8,801,500.00	October-15		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	5.525 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		$ 41,292,260.00	November-16		CT Chestnut, LLC (CT Realty Corp.) Sales price for Properties 30 & 38
31	vacant/commercial	17201-17301 Gale	for sale	commercial with zone change	Apr-05	39.5 mill.	16.6 mill.	Apr-13	8264-001-943 8264-001-944 8264-001-928	19.08 ac.			$ 16,000,000.00	July-16		RY Properties
32	vacant	17475 Gale	for sale	new car dealership per automobile zone	Jul-03	7.5 mill.	5.86 mill.	Apr-13	8264-001-942 8264-001-941	5.38 ac.			$ 5,500,000.00	July-16		RY 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 8719-007-033,040,047,038,048042,043 &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	17330 Chestnut	for sale	industrial per zoning code	37288	13.49 mill.	12.28 mill.	Apr-13	8264-024-909, 918 &908	20.14 ac	2014-26			November-16		CT Chestnut, LLC (CT Realty Corp.) Sales price for Properties 30 & 58, see property 30
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											$ 23,350,176.00	$ 91,846,504.00			

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 September 30, 2015	Project Complete	Remaining Amount Of Estimated Project Costs To Spend Per Amended Contract (AJ-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	225,612.94		40,010.97
	Environs Landscape Architecture	100	Professional Services	16,729.08		62,000.00		78,729.08	58,687.52		20,041.56
	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	75,366.15		369,923.85
	San Gabriel Valley Newspaper							-			-
								-			-
				88,396.06	**-**	**1,966,783.58**	**239,499.05**	**2,294,678.69**	**1,856,795.67**	**(7,906.22)**	**429,976.80**
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	729,870.28		33,737.30
	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**	**7,040,862.88**	**-**	**1,593,093.82**

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 September 10, 2015	Project Complete	Remaining Amount Of Estimated Project Costs To Spend Per Amended Contract (AJ-AT+AV=AX)
Industry Business Center MP 99-31 # 16		Estimated Completion - Summer 2019									
	Placeworks	192	Professional Services	-		172,502.00		172,502.00	152,005.00		20,497.00
	PBLA	193	Professional Services	-		1,856,835.00		1,856,835.00	1,704,216.29		152,618.71
	Leighton Consulting	194	Professional Services			2,643,123.00		2,643,123.00	1,787,164.25		855,958.75
	Leighton Consulting	195	Professional Services		315,504.00			315,504.00	-		315,504.00
	CNC Engineering	196	Professional Services	687,247.07		5,305,283.00		5,992,530.07	4,858,166.18		1,134,363.89
	CNC Engineering	197	Professional Services		1,262,016.00			1,262,016.00	-		1,262,016.00
	Thomsen Engineering	198	Professional Services	56,414.00		60,000.00		116,414.00	65,340.50		51,073.50
	Sage Environmental	199	Professional Services	25,711.00		244,441.00		270,152.00	156,064.00		114,088.00
	MX Graphics	200	Miscellaneous			37,460.06		37,460.06	37,460.06		-
	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
	So Cal Edison	202	Improvement/Infrastructure		3,600,000.00	1,415,000.00	651,000.00	5,666,000.00	2,066,000.00		3,600,000.00
	Verizon	203	Improvement/Infrastructure		694,000.00			694,000.00	-		694,000.00
	So Cal Gas Co	204	Improvement/Infrastructure		1,041,420.00			1,041,420.00	-		1,041,420.00
	Walnut Valley Water District	205	Improvement/Infrastructure		16,228,200.00			16,228,200.00	71,138.40		16,157,061.60
	Ind Public Utilities	206	Improvement/Infrastructure		11,829,600.00			11,829,600.00	-		11,829,600.00
	Time Warner Cable	207	Improvement/Infrastructure					-	-		-
	San Gabriel Valley News Paper	208	Miscellaneous		6,000.00	6,273.40		12,273.40	6,796.76		5,476.64
	First American Title Company	209	Professional Services		14,000.00	3,392.15		17,392.15	3,392.15		14,000.00
	St Wtr Resources Cont Board	210	Fees		6,000.00	16,826.00		22,826.00	16,826.00		6,000.00
	L A County Health Department	211	Fees		4,000.00			4,000.00	-		4,000.00
	L A County Public Works	212	Fees		85,000.00			85,000.00	-		85,000.00
	L A County Sewer Maint District	213	Fees		240,000.00			240,000.00	-		240,000.00
	International Line Builders	214	Improvement/Infrastructure		30,000.00			30,000.00	-		30,000.00
	MC Cain	215	Improvement/Infrastructure		120,000.00			120,000.00	25,668.63		94,331.37
	Environs Landscape Arch	216	Professional Services			1,725,120.00		1,725,120.00	207,009.23		1,518,110.77
	Contractor By Public Bidding	217	Improvement/Infrastructure		58,675,996.00			58,675,996.00	-		58,675,996.00
	Contractor By Public Bidding	218	Improvement/Infrastructure		10,516,800.00			10,516,800.00	-		10,516,800.00
	Kimley Horn & Assoc	219	Professional Services			200,000.00		200,000.00	34,440.56		165,559.44
	Kimley Horn & Assoc	220	Professional Services			1,051,680.00		1,051,680.00	-		1,051,680.00
	SCS Engineering	221	Professional Services			243,018.00	305,830.00	548,848.00	345,454.65		203,393.35
	WKE, INC.	222	Professional Services			80,000.00		80,000.00	-		80,000.00
	Bustko Engineering	223	Professional Services			1,971,600.00		1,971,600.00	766,646.83		1,204,953.17
	Sukut Construction, LLC	267	Remedial Grading			6,689,774.00	436,733.06	7,126,507.06	7,126,507.51		(0.45)
	C. A. Rasmussen Inc.	270	Mass Grading			20,329,607.00	997,870.81	21,327,477.81	17,749,644.31		3,577,833.50
	Sukut Construction, LLC	271	Mass Grading			22,693,112.00	2,980,823.21	25,673,935.21	22,067,691.96		3,606,243.25
	Regional water Quality		Fees					-			-
				833,942.14	**104,708,536.00**	**66,775,068.54**	**5,402,151.08**	**177,719,697.76**	**59,372,119.27**	**-**	**118,347,578.49**
Industry East Traffic Mitigation MP 99 - 31 # 65		Estimated Completion - 2020									
	CNC Engineering	251	Professional Services	33,170.54		578,964.00		612,134.54	89,333.46		522,801.08
	Geotechnical Consultant	252	Professional Services		174,888.00			174,888.00	-		174,888.00
	Traffic Consultant	253	Professional Services		1,500,000.00			1,500,000.00	-		1,500,000.00
	Contractor by Public Bid	254	Professional Services		4,699,160.00			4,699,160.00	-		4,699,160.00
	City Of Diamond Bar	275	Professional Services		713,400.00			713,400.00	-		713,400.00
				33,170.54	**7,087,448.00**	**578,964.00**	**-**	**7,699,582.54**	**89,333.46**	**-**	**7,610,249.08**
City / Agency Reimbursement Agreement											
	City of Industry	277			**15,860,500.00**	**34,139,500.00**		**50,000,000.00**	**-**		**50,000,000.00**
	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**	**68,359,111.29**	**(7,906.22)**	**177,980,898.18**

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 September 10, 2015	Project Complete	Remaining Amount Of Estimated Project Costs To Spend Per Amended Contract (AJ-AT+AV=AX)
Projects To Be Funded From Bond Proceeds											
Lemon Ave Interchange at Route 60 MP 3 - 10		Estimated Completion - Early 2017									
	CNC Engineering	116	Professional Services	15,264.25		$ 150,000.00		165,264.25	64,938.26		100,325.99
	Jacobs Civil	117	Professional Services			114,624.27	1,072,650.46	1,187,274.73	960,719.93		226,554.80
	Avant-Garde	118	Professional Services			150,000.00	175,000.00	325,000.00	195,088.50		129,911.50
	Caltrans (Right of Way Acquisition)	119	Improvement/Infrastructure	227,443.31				227,443.31	227,443.31		-
	Contractor TBD	120	Improvement/Infrastructure		3,543,160.00			3,543,160.00	-		3,543,160.00
	Caltrans (Construction Administration)	121	Improvement/Infrastructure		3,650,000.00	198,828.25		3,848,828.25	198,828.25		3,650,000.00
	LA County Public Works	122	Fees			1,600.00		1,600.00	1,935.16		(335.16)
	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**	**1,648,953.41**	**-**	**7,649,617.13**
Route 57/60 Confluence Project MP 99 - 31 # 22		Estimated Completion - TBD									
	CNC Engineering	123	Professional Services	55,575.95		221,600.00		277,175.95	129,523.06		147,652.89
	WKE Inc (Environmental Phase)	124	Professional Services	716,116.09		80,000.00		796,116.09	796,141.31		(25.22)
	Atkins	125	Professional Services			3,804,631.96		3,804,631.96	690,105.78	(3,114,526.18)	-
	Casey O' Callaghan Golf Course	126	Professional Services			40,000.00		40,000.00	5,115.03		34,884.97
	Caltrans	127	Improvement/Infrastructure		4,400,000.00			4,400,000.00	-		4,400,000.00
	Contractor TBD	128	Improvement/Infrastructure		5,872,434.00			5,872,434.00	-		5,872,434.00
	The PFM Group	129	Professional Services			450,000.00		450,000.00	39,857.80		410,142.20
	Avant-Garde	130	Professional Services	167,378.32		142,000.00		309,378.32	165,294.02		144,084.30
	ARC Imaging Recourses	131	Professional Services	110.00				110.00	110.00		-
	MX Graphic	132	Miscellaneous			9,675.00		9,675.00	4,514.68		5,160.32
	WKE Inc (Design Phase)	133	Professional Services	254,642.87		7,099,000.00		7,353,642.87	2,775,040.77		4,578,602.10
	Prince Global	134	Professional Services	564,133.65		540,000.00		1,104,133.65	625,133.65		479,000.00
				1,757,956.88	**10,272,434.00**	**12,386,906.96**	**-**	**24,417,297.84**	**5,230,836.10**	**(3,114,526.18)**	**16,071,935.56**
Westbound Slip On-Ramp 57/60 MP 99-31 #22A		Estimated Completion - Late 2017									
	WKE Inc	224	Professional Services	1,169,473.12		200,000.00		1,369,473.12	418,077.70		951,395.42
	CNC Engineering	225	Professional Services	69,074.02		22,510.00		91,584.02	59,188.73		32,395.29
	Caltrans	226	Improvement/Infrastructure			4,820,000.00		4,820,000.00	1,160,281.21		3,659,718.79
	Avant-Garde	227	Professional Services			127,612.00		127,612.00	112,922.50		14,689.50
	Atkins	228	Professional Services					-	-		-
	MX Graphic	229	Miscellaneous					-	-		-
	ARC Imaging Recourses	230	Miscellaneous					-	-		-
				1,238,547.14	**-**	**5,170,122.00**	**-**	**6,408,669.14**	**1,750,470.14**	**-**	**4,658,199.00**
	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**	**8,630,259.65**	**(3,114,526.18)**	**28,379,751.69**
	Total All Projects			**$ 4,607,497.37**	**$ 146,442,499.00**	**$ 128,276,323.40**	**$ 7,146,133.44**	**$ 286,472,453.21**	**$ 76,989,370.94**	**$ (3,122,432.40)**	**$ 206,360,649.87**

Successor Agency To the Industry Urban-Development Agency
Budget vs. Actual Disbursements Comparison ROPS 14-15B
Summary Report
January 1 Through June 30, 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 14-15B Period January 1 to June 30, 2015	Actual Disbursements Paid During the Period Period January 1 to June 30, 2015	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period Period January 1 to June 30, 2015
Projects To Be Funded From Other Available Funds						
Landscaping Baker Parkway Slopes		MP 99 31 #61	$ -	$ 150,000.00	$ 225,811.12	$ (75,811.12)
Diamond Bar Creek		MP 99-31 #26	-	488,200.00	3,375.75	484,824.25
Industry Business Center		MP 99-31 #16	39,958,055.00	5,423,500.00	34,215,292.82	11,166,262.18
Industry East Traffic Mitigation		MP 99-31 #65	-	713,400.00	16,517.45	696,882.55
City / Agency Reimbursement Agreement			-	34,139,500.00	-	34,139,500.00
Total Projects To Be Funded From Other Available Funds			**$ 39,958,055.00**	**$ 40,914,600.00**	**$ 34,460,997.14**	**$ 46,411,657.86**
Projects To Be Funded From Bond Proceeds						
Lemon Ave Interchange at Route 60		MP 03-10	-	441,000.00	191,047.76	249,952.24
Route 57/60 Confluence Project		MP 99-31 #22	-	1,635,710.00	967,154.31	668,555.69
Westbound Slip On- Ramp 57/60		MP 99-31 #22a	-	2,583,625.00	841,611.04	1,742,013.96
Total Projects To Be Funded From Bond Proceeds			**-**	**$ 4,660,335.00**	**$ 1,999,813.11**	**$ 2,660,521.89**
Appraisal Fees					**$ 36,200.00**	**$ (36,200.00)**
Administration			**-**	**1,138,000.00**	**1,138,000.00**	**-**
Escheated Payment	274		**-**	**-**	**-**	**-**
Property Maintenance 07-01-2014 through 12-31-2014	269		**-**	**736,000.00**	**413,184.08**	**322,815.92**
Total All Expenditures			**$ 39,958,055.00**	**$ 47,448,935.00**	**$ 38,048,194.33**	**$ 49,358,795.67**

Successor Agency To the Industry Urban-Development Agency
Budget vs. Actual Disbursements Comparison ROPS 14-15B
Detail Report
January 1 Through June 30, 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 14-15B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
				Period January 1 to June 30, 2015	Period January 1 to June 30, 2015	Period January 1 to June 30, 2015
Projects To Be Funded From Other Available Funds						
Landscaping Baker Parkway Slopes		MP 99 31 #61				
CNC Engineering	99			$ 5,000.00	$ 40,527.78	$ (35,527.78)
Environs Landscape Architecture	100			5,000.00	12,544.88	(7,544.88)
Kasa Construction, Inc.	102			65,000.00	114,114.06	(49,114.06)
Marina Landscape	276			75,000.00	58,624.40	16,375.60
San Gabrial Valley					-	-
Total Landscaping Baker Parkway Slopes				**$ 150,000.00**	**$ 225,811.12**	**$ (75,811.12)**
Diamond Bar Creek		MP 99-31 #26				
CNC Engineering	148			5,000.00	-	5,000.00
Thomsen Engineering	149			5,000.00	-	5,000.00
Leighton Consulting	150			5,000.00	3,375.75	1,624.25
Regional Water Quality Control	151			1,000.00	-	1,000.00
Army Corp Engineers	152			500.00	-	500.00
Calif Dep of Fish & Game	153				-	-
State Water Resources	154				-	-
MX Graphics	155			200.00	-	200.00
Brown & Brown Ins	156				-	-
City of Industry Disposal	157				-	-
San Gabriel Valley Newspaper	158				-	-
LA County Health Dept	159			1,500.00	-	1,500.00
So Calif Edison	160			50,000.00	-	50,000.00
Walnut Water District	161			5,000.00	-	5,000.00
LA County Sewer Maint District	162			20,000.00	-	20,000.00
PBLA	163				-	-
Native Grow Nursery	164			75,000.00	-	75,000.00
H & H Contractors	165			300,000.00	-	300,000.00
Sage Environmental	166			20,000.00	-	20,000.00
WKE, Inc	167				-	-
H & H Contractors	266				-	-
Total Diamond Bar Creek				**$ 488,200.00**	**$ 3,375.75**	**$ 484,824.25**

Successor Agency To the Industry Urban-Development Agency
Budget vs. Actual Disbursements Comparison ROPS 14-15B
Detail Report
January 1 Through June 30, 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 14-15B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
					Period January 1 to June 30, 2015	Period January 1 to June 30, 2015	Period January 1 to June 30, 2015
	Industry Business Center		MP 99-31 #16				
	Placeworks	192			30,000.00	10,139.00	19,861.00
	PBLA	193			300,000.00	585,452.38	(285,452.38)
	Leighton Consulting	194			1,000,000.00	981,705.55	18,294.45
	Leighton Consulting	195				-	-
	CNC Engineering	196			1,200,000.00	1,457,406.81	(257,406.81)
	CNC Engineering	197			50,000.00	-	50,000.00
	Thomsen Engineering	198			20,000.00	8,926.50	11,073.50
	Sage Environmental	199			30,000.00	26,555.00	3,445.00
	MX Graphics	200			5,000.00	7,604.76	(2,604.76)
	So Cal Sandbags	201			10,000.00	-	10,000.00
	So Cal Edison	202			1,700,000.00	551,000.00	1,149,000.00
	Verizon	203			10,000.00	-	10,000.00
	So Cal Gas Co	204			50,000.00	-	50,000.00
	Walnut Valley Water District	205			60,000.00	69,538.40	(9,538.40)
	Ind Public Utilities	206			100,000.00	-	100,000.00
	Time Warner Cable - Not Approved by DOF	207				-	-
	San Gabriel Valley News Paper	208			1,000.00	3,285.35	(2,285.35)
	First American Title Company	209			5,000.00	-	5,000.00
	St Wtr Resources Cont Board	210			1,000.00	-	1,000.00
	L A County Health Department	211			1,500.00	-	1,500.00
	L A County Public Works	212			85,000.00	-	85,000.00
	L A County Sewer Maint District	213				-	-
	International Line Builders	214			15,000.00	-	15,000.00
	MC Cain	215				-	-
	Environs Landscape Arch	216			300,000.00	80,238.55	219,761.45
	Contractor By Public Bidding	217				-	-
	Contractor By Public Bidding	218				-	-
	Kimley Horn & Assoc	219			50,000.00	34,440.56	15,559.44
	Kimley Horn & Assoc	220			50,000.00	-	50,000.00
	SCS Engineering	221			30,000.00	94,836.90	(64,836.90)
	WKE, INC.	222			20,000.00	-	20,000.00
	Bustko Engineering	223			300,000.00	295,092.09	4,907.91
	Sukut Construction, LLC	267				-	-
A	C. A. Rasmussen Inc.	270		18,395,697.00		14,857,914.01	3,537,782.99
A	Sukut Construction, LLC	271		21,562,358.00		15,148,156.96	6,414,201.04
	Regional water Quality			.		-	-
	U S Bank (C A Rasmussen Account)					3,000.00	(3,000.00)
	Total Industry Business Center			**$ 39,958,055.00**	**$ 5,423,500.00**	**$ 34,215,292.82**	**$ 11,166,262.18**

Successor Agency To the Industry Urban-Development Agency
Budget vs. Actual Disbursements Comparison ROPS 14-15B
Detail Report
January 1 Through June 30, 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 14-15B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
				Period January 1 to June 30, 2015	Period January 1 to June 30, 2015	Period January 1 to June 30, 2015
Industry East Traffic Mitigation		MP 99-31 #65				
CNC Engineering	251			250,000.00	16,517.45	233,482.55
Geotechnical Consultant	252			50,000.00	-	50,000.00
Traffic Consultant	253			200,000.00	-	200,000.00
Contractor by Public Bid	254				-	-
City Of Diamond Bar	275			213,400.00	-	213,400.00
Total Industry East Traffic Mitigation				**$ 713,400.00**	**$ 16,517.45**	**$ 696,882.55**
City / Agency reimbursement Agreement						
City of Industry	277			34,139,500.00		34,139,500.00
Totals				**$ 34,139,500.00**		**$ 34,139,500.00**
Total Projects To Be Funded From Other Available Funds			**$ 39,958,055.00**	**$ 40,914,600.00**	**$ 34,460,997.14**	**$ 46,411,657.86**
Projects To Be Funded From Bond Proceeds						
Lemon Ave Interchange at Route 60		MP 03-10				
CNC Engineering	116			$ 20,000.00	$ 2,922.95	$ 17,077.05
Jacobs Civil	117			85,000.00	153,554.81	(68,554.81)
Avant-Garde	118			35,000.00	34,570.00	430.00
Caltrans (Right of Way Acquisition)	119				-	-
Contractor TBD	120				-	-
Caltrans (Construction Administration)	121			300,000.00	-	300,000.00
LA County Public Works	122			1,000.00	-	1,000.00
Total Lemon Ave Interchange at Route 60				**$ 441,000.00**	**$ 191,047.76**	**$ 249,952.24**
Route 57/60 Confluence Project		MP 99-31 #22				
CNC Engineering	123			30,000.00	4,601.49	25,398.51
WKE Inc (Environmental Phase)	124			20,000.00	808.58	19,191.42
Atkins	125				-	-
Casey O' Callaghan Golf Course	126			5,000.00	-	5,000.00
Caltrans	127			200,000.00	-	200,000.00
Contractor Todd	128			500,000.00	-	500,000.00
The PFM Group	129				-	-
Avant-Garde	130			40,000.00	32,700.73	7,299.27
ARC Imaging Recourses	131			110.00	-	110.00
MX Graphic	132			600.00	-	600.00
WKE Inc (Design Phase)	133			750,000.00	837,654.05	(87,654.05)
Prince Global	134			90,000.00	91,389.46	(1,389.46)
Total Route 57/60 Confluence Project				**$ 1,635,710.00**	**$ 967,154.31**	**$ 668,555.69**

Successor Agency To the Industry Urban-Development Agency
Budget vs. Actual Disbursements Comparison ROPS 14-15B
Detail Report
January 1 Through June 30, 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 14-15B	Actual Disbursements Paid During the Period	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period
					Period January 1 to June 30, 2015	Period January 1 to June 30, 2015	Period January 1 to June 30, 2015
	Westbound Slip On- Ramp 57/60		MP 99-31 #22a				
	WKE Inc	224			45,000.00	11,393.54	33,606.46
	CNC Engineering	225			3,000.00	-	3,000.00
	Caltrans	226			2,500,000.00	789,737.50	1,710,262.50
	Avant-Garde	227			35,000.00	40,480.00	(5,480.00)
	Atkins	228				-	-
	MX Graphic	229			500.00	-	500.00
	ARC Imaging Recourses	230			125.00	-	125.00
	Total Westbound Slip On- Ramp 57/60				**$ 2,583,625.00**	**$ 841,611.04**	**$ 1,742,013.96**
	Total Projects To Be Funded From Bond Proceeds				**$ 4,660,335.00**	**$ 1,999,813.11**	**$ 2,660,521.89**
	Administration						
	Fiscal Agent Fees	21			11,000.00	10,390.00	610.00
	Arbitrage Fees	22				5,000.00	(5,000.00)
	Fiscal Agent Fees	23			4,000.00	3,520.00	480.00
	Fiscal Agent Fees	25			4,000.00	3,520.00	480.00
	S A Employee Costs	255			314,000.00	313,047.18	952.82
	Office/Delivery/Phone and Overhead	256			16,000.00	5,973.28	10,026.72
	Property Management	257			51,000.00	62,916.58	(11,916.58)
	Legal Services	258			438,000.00	438,000.00	-
	Accounting and consulting Fees	259			145,000.00	165,149.26	(20,149.26)
	Auditing and Review services	260			155,000.00	109,403.00	45,597.00
	General Insurance and Bonding	263				-	-
	Keyser Bond Refinancing Charges					21,080.70	(21,080.70)
	Total Administration				**$ 1,138,000.00**	**$ 1,138,000.00**	**$ -**
B	Appraisal Fees					36,200.00	(36,200.00)
	Total					**36,200.00**	(36,200.00)
	Escheated Payment	274				-	-
	Total				**$ -**	**$ -**	**$ -**
	Property Maintenance 07-01-2014 through 12-31-2014	269			736,000.00	413,184.08	322,815.92
	Total				**$ 736,000.00**	**$ 413,184.08**	**$ 322,815.92**
	Total All Expenditures			**$ 39,958,055.00**	**$ 47,448,935.00**	**$ 38,048,194.33**	**$ 49,358,795.67**

A **These items are for the mass grading contracts which were approved in the ROPS period ending December 31, 2014.**
The total approved amount was for $44,022,719 and was funded by $34,139,500 loaned from the City of Industry
which is ROPS item 277 and $9,883,219 of Successor Agency funds consisting of rental income, note receivable payments, etc.
These amounts have been deposited into escrow accounts held at various banks to pay the vendors as work progresses.

B **This amount represents monies collected from the Buyers of the Successor Agency property sales during the period 1/1/2015 to 6/30/2015**
for Appraisal Fees paid in advance by the City of Industry which the City is supposed to be reimbursed by the Buyer.

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 4

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 Period July 1 to December 31, 2015	Actual Disbursements Paid During the Period Period July 1 to September 10, 2015	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period Period July 1 to December 31, 2015
Projects To Be Funded From Other Available Funds						
Landscaping Baker Parkway Slopes		MP 99 31 #61	$ -	$ 155,000.00	$ 18,579.44	$ 136,420.56
Diamond Bar Creek		MP 99-31 #26	-	558,200.00	2,905.20	555,294.80
Industry Business Center		MP 99-31 #16	9,951,984.03	9,333,500.00	7,523,616.18	11,761,867.85
Industry East Traffic Mitigation		MP 99-31 #65	-	1,463,400.00	3,623.08	1,459,776.92
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**	**$ 7,548,723.90**	**$ 48,052,860.13**
Projects To Be Funded From Bond Proceeds						
Lemon Ave Interchange at Route 60		MP 03-10	-	2,752,500.00	10,890.00	2,741,610.00
Route 57/60 Confluence Project		MP 99-31 #22	-	1,671,500.00	146,102.38	1,525,397.62
Westbound Slip On- Ramp 57/60		MP 99-31 #22a	-	3,053,000.00	16,170.00	3,036,830.00
Total Projects To Be Funded From Bond Proceeds			**-**	**$ 7,477,000.00**	**$ 173,162.38**	**$ 7,303,837.62**
Administration			**-**	**1,240,000.00**	**234,343.12**	**1,005,656.88**
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**	**-**	**736,000.00**
Total All Expenditures			**$ 44,091,484.03**	**$ 21,082,100.00**	**$ 8,058,004.93**	**$ 57,115,579.10**

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

Exhibit 4

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 September 10, 2015	Period July 1 to December 31, 2015
Projects To Be Funded From Other Available Funds						
Landscaping Baker Parkway Slopes		MP 99 31 #61				
CNC Engineering	99			$ 20,000.00	$ 2,039.44	$ 17,960.56
Environs Landscape Architecture	100			10,000.00	2,190.00	7,810.00
Kasa Construction, Inc.	102				-	-
Marina Landscape	276			125,000.00	14,350.00	110,650.00
San Gabriel Valley					-	-
Total Landscaping Baker Parkway Slopes				**$ 155,000.00**	**$ 18,579.44**	**$ 136,420.56**
Diamond Bar Creek		MP 99-31 #26				
CNC Engineering	148			35,000.00	2,905.20	32,094.80
Thomsen Engineering	149			25,000.00	-	25,000.00
Leighton Consulting	150			15,000.00	-	15,000.00
Regional Water Quality Control	151			5,000.00	-	5,000.00
Army Corp Engineers	152			500.00	-	500.00
Calif Dep of Fish & Game	153				-	-
State Water Resources	154			5,000.00	-	5,000.00
MX Graphics	155			200.00	-	200.00
Brown & Brown Ins	156				-	-
City of Industry Disposal	157				-	-
San Gabriel Valley Newspaper	158			1,000.00	-	1,000.00
LA County Health Dept	159			1,500.00	-	1,500.00
So Calif Edison	160			50,000.00	-	50,000.00
Walnut Water District	161			5,000.00	-	5,000.00
LA County Sewer Maint District	162			20,000.00	-	20,000.00
PBLA	163				-	-
Native Grow Nursery	164			75,000.00	-	75,000.00
H & H Contractors	165			300,000.00	-	300,000.00
Sage Environmental	166			20,000.00	-	20,000.00
WKE, Inc	167				-	-
H & H Contractors	266				-	-
Total Diamond Bar Creek				**$ 558,200.00**	**$ 2,905.20**	**$ 555,294.80**

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

Exhibit 4

	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 September 10, 2015	Period July 1 to December 31, 2015
	Industry Business Center		MP 99-31 #16				
	Placeworks	192			10,000.00	-	10,000.00
	PBLA	193			200,000.00	-	200,000.00
	Leighton Consulting	194			800,000.00	181,326.15	618,673.85
	Leighton Consulting	195				-	-
	CNC Engineering	196			1,200,000.00	487,608.00	712,392.00
	CNC Engineering	197			50,000.00	-	50,000.00
	Thomsen Engineering	198			40,000.00	-	40,000.00
	Sage Environmental	199			20,000.00	-	20,000.00
	MX Graphics	200			20,000.00	731.91	19,268.09
	So Cal Sandbags	201			30,000.00	-	30,000.00
	So Cal Edison	202			3,600,000.00	-	3,600,000.00
	Verizon	203			10,000.00	-	10,000.00
	So Cal Gas Co	204			50,000.00	-	50,000.00
	Walnut Valley Water District	205			100,000.00	1,600.00	98,400.00
	Ind Public Utilities	206			100,000.00	-	100,000.00
	Time Warner Cable - Not Approved by DOF	207				-	-
	San Gabriel Valley News Paper	208			1,000.00	854.56	145.44
	First American Title Company	209			5,000.00	-	5,000.00
	St Wtr Resources Cont Board	210			1,000.00	-	1,000.00
	L A County Health Department	211			1,500.00	-	1,500.00
	L A County Public Works	212			20,000.00	-	20,000.00
	L A County Sewer Maint District	213				-	-
	International Line Builders	214			15,000.00	-	15,000.00
	MC Cain	215			40,000.00	-	40,000.00
	Environs Landscape Arch	216			100,000.00	59,124.51	40,875.49
	Contractor By Public Bidding	217				-	-
	Contractor By Public Bidding	218				-	-
	Kimley Horn & Assoc	219			100,000.00	-	100,000.00
	Kimley Horn & Assoc	220			100,000.00	-	100,000.00
	SCS Engineering	221			150,000.00	48,769.55	101,230.45
	WKE, INC.	222			20,000.00	-	20,000.00
	Bustko Engineering	223			500,000.00	-	500,000.00
	Sukut Construction, LLC	267				-	-
A	C. A. Rasmussen Inc.	270		3,537,782.99	950,000.00	1,583,416.50	2,904,366.49
A	Sukut Construction, LLC	271		6,414,201.04	500,000.00	5,160,185.00	1,754,016.04
	Contractor By Public Bidding	281			600,000.00	-	600,000.00
	U S Bank (C A Rasmussen Account)					-	-
	Total Industry Business Center			**$ 9,951,984.03**	**$ 9,333,500.00**	**$ 7,523,616.18**	**$ 11,761,867.85**

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

Exhibit 4

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 Period July 1 to December 31, 2015	Actual Disbursements Paid During the Period Period July 1 to September 10, 2015	Remaining Amount Of Estimated Project Expenditures Budgeted For The Period Period July 1 to December 31, 2015
Industry East Traffic Mitigation		MP 99-31 #65				
CNC Engineering	251			200,000.00	3,623.08	196,376.92
Geotechnical Consultant	252			50,000.00	-	50,000.00
Traffic Consultant	253			500,000.00	-	500,000.00
Contractor by Public Bid	254				-	-
City Of Diamond Bar	275			713,400.00	-	713,400.00
Total Industry East Traffic Mitigation				**$ 1,463,400.00**	**$ 3,623.08**	**$ 1,459,776.92**
City / Agency reimbursement Agreement						
City of Industry	277		34,139,500.00	-		34,139,500.00
Totals			**$ 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**	**$ 7,548,723.90**	**$ 48,052,860.13**
Projects To Be Funded From Bond Proceeds						
Lemon Ave Interchange at Route 60		MP 03-10				
CNC Engineering	116			$ 15,000.00	-	15,000.00
Jacobs Civil	117			95,000.00	-	95,000.00
Avant-Garde	118			42,000.00	10,890.00	31,110.00
Caltrans (Right of Way Acquisition)	119				-	-
Contractor TBD	120			1,300,000.00	-	1,300,000.00
Caltrans (Construction Administration)	121			1,300,000.00	-	1,300,000.00
LA County Public Works	122			500.00	-	500.00
Total Lemon Ave Interchange at Route 60				**$ 2,752,500.00**	**$ 10,890.00**	**$ 2,741,610.00**
Route 57/60 Confluence Project		MP 99-31 #22				
CNC Engineering	123			40,000.00	2,573.68	37,426.32
WKE Inc (Environmental Phase)	124				-	-
Atkins	125				-	-
Casey O' Callaghan Golf Course	126			5,000.00	-	5,000.00
Caltrans	127			300,000.00	-	300,000.00
Contractor Todd	128				-	-
The PFM Group	129				-	-
Avant-Garde	130			35,000.00	1,940.00	33,060.00
ARC Imaging Recourses	131				-	-
MX Graphic	132			1,500.00	-	1,500.00
WKE Inc (Design Phase)	133			1,200,000.00	126,588.70	1,073,411.30
Prince Global	134			90,000.00	15,000.00	75,000.00
Total Route 57/60 Confluence Project				**$ 1,671,500.00**	**$ 146,102.38**	**$ 1,525,397.62**

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

Exhibit 4

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 September 10, 2015	Period July 1 to December 31, 2015
Westbound Slip On- Ramp 57/60		MP 99-31 #22a				
WKE Inc	224			10,000.00	-	10,000.00
CNC Engineering	225			2,000.00	-	2,000.00
Caltrans	226			3,000,000.00	-	3,000,000.00
Avant-Garde	227			40,000.00	16,170.00	23,830.00
Atkins	228				-	-
MX Graphic	229			1,000.00	-	1,000.00
ARC Imaging Recourses	230				-	-
Total Westbound Slip On- Ramp 57/60				**$ 3,053,000.00**	**$ 16,170.00**	**$ 3,036,830.00**
Total Projects To Be Funded From Bond Proceeds				**$ 7,477,000.00**	**$ 173,162.38**	**$ 7,303,837.62**
Administration						
Fiscal Agent Fees	21				-	-
Arbitrage Fees	22				-	-
Fiscal Agent Fees	23			4,000.00	-	4,000.00
Fiscal Agent Fees	25			4,000.00	-	4,000.00
S A Employee Costs	255			314,000.00	157,000.00	157,000.00
Office/Delivery/Phone and Overhead	256			60,000.00	-	60,000.00
Property Management	257			57,000.00	9,923.12	47,076.88
Legal Services	258			497,000.00	370.00	496,630.00
Accounting and consulting Fees	259			151,000.00	67,050.00	83,950.00
Auditing and Review services	260			153,000.00	-	153,000.00
					-	-
Total Administration				**$ 1,240,000.00**	**$ 234,343.12**	**$ 1,005,656.88**
General Insurance	263			119,000.00	101,775.53	17,224.47
Total				**$ 119,000.00**	**$ 101,775.53**	**$ 17,224.47**
Property Maintenance 07-01-2015 through 12-31-2015	269			736,000.00	-	736,000.00
Total				**$ 736,000.00**	**$ -**	**$ 736,000.00**
Total All Expenditures			**$ 44,091,484.03**	**$ 21,082,100.00**	**$ 8,058,004.93**	**$ 57,115,579.10**

A **These items are for the mass grading contracts which were approved in the ROPS period ending December 31, 2014.**
The total approved amount was for $44,022,719 and was funded by $34,139,500 loaned from the City of Industry
which is ROPS item 277 and $9,883,219 of Successor Agency funds consisting of rental income, note receivable payments, etc.
These amounts have been deposited into escrow accounts held at various banks to pay the vendors as work progresses.

Projected Cash Flow For Projects
To Be Funded By Other Funds
July 1, 2015 to December 31, 2017

Exhibit 5

	15-16A Budget	15-16B Budget	16-17A Budget	16-17B Budget	17-18A Budget	
	7/1/15 to 12/31/15	1/1/16 to 6/30/16	7/1/16 to 12/31/16	1/1/17 to 6/30/17	7/1/17 to 12/31/17	Totals
Industry Business Center (IBC):						
Land Sales	$ 15,790,688	$ 46,468,356	$ 152,238,410	$ 82,800,000		$ 297,297,454
Funds from rental income/notes receivable	3,706,038	4,581,038	4,109,038	2,766,038	165,038	15,327,190
Estimated Project Expenditures per ROPS 15-16A	(9,333,500)	(58,710,500)	(31,580,850)	(16,294,083)	(16,185,520)	(132,104,452)
To defer expenses from 15-16A to 15-16B	3,600,000	(3,600,000)				
Other Project Costs per ROPS 15-16A	(2,176,600)	(1,961,000)	(5,576,270)	(170,424)	(2,424)	(9,886,718)
To defer expenses from 15-16A to 15-16B and 16-17A	1,058,200	(500,000)	(558,200)			
Net	12,644,826	(13,722,106)	118,632,128	69,101,531	(16,022,906)	170,633,474
Reserve for City Loan/Repayment	(29,108,133)	(5,031,367)				(34,139,500)
Transfers Other Projects/Debt Service		-	-	-	(2,424)	(2,424)
Beginning Cash Balance - Property Sales Depository Account	13,317,445	(3,145,862)	(21,899,335)	96,732,793	165,834,324	250,839,365
Ending Cash Balance	$ (3,145,862)	$ (21,899,335)	$ 96,732,793	$ 165,834,324	$ 149,808,994	$ 387,330,915
Other Projects:						
Landscaping Baker Parkway Slopes	$ (155,000)	$ (150,000)	$ (95,282)	$ (62,624)	$ -	$ (462,906)
Diamond Bar Creek	(558,200)	(711,000)	(523,868)	(15,800)	(1,000)	(1,809,868)
Industry East Traffic Mitigation	(1,463,400)	(1,600,000)	(4,957,120)	(92,000)	(1,424)	(8,113,944)
Net	(2,176,600)	(2,461,000)	(5,576,270)	(170,424)	(2,424)	(10,386,718)
Transfers from land sales		-	-	-	2,424	2,424
Funds from rental income/notes receivable	2,176,600	2,461,000	5,576,270	170,424	-	10,384,294
Beginning Cash Balance	-	-	-	-	-	-
Ending Cash Balance	$ -	$ -	$ -	$ -	$ -	$ -

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 Successor Agency to the Industry Urban-Development Agency**

From: **Dean Yamagata, Contracted Finance Officer**

Date: **September 15, 2015**

Subject: **July 2015 Bond Refinancing**

The Successor Agency completed the refinancing of all of its outstanding senior and subordinate bonds on July 1, 2015. The total principal amount of the bonds outstanding at June 1, 2015 amounted to $593.3 million and carried interest rates ranging from 4.38% to 10.00%.

The bonds were refinanced by issuing a par amount of $574,905,000 of refunding bonds consisting of $14,370,000 of tax exempt refunding bonds and $560,535,000 of taxable refunding bonds. Interest rates on the refunding bonds range from 1.764% to 5.750%.

This will generate a gross savings of approximately $102.1 million and a net present value in savings to the Successor Agency in the amount of $42.8 million.

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

MEMORANDUM

TO: Oversight Board of the Successor Agency to the Industry Urban-Development Agency

FROM: Paul J. Philips, Executive Director

STAFF: John Ballas, Agency Engineer

DATE: August 18, 2015

SUBJECT: Financing Options for the Construction Contracts at the Industry Business Center Project

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The Successor Agency has authorized the solicitation of public bids for the next two construction contracts for the Industry Business Center. One is to perform the Phase II, mass grading from Grand Avenue westerly to the area presently being graded by C.A Rasmussen. The second will completely finish the infrastructure and landscaping for the area lying easterly of Grand Avenue. Listed below are estimated costs for both contracts and the related expenses to construct the various utilities within the area easterly of Grand Avenue and for the undergrounding of the SCE overhead transmission lines, which would allow for the completion of the Phase II grading contract.

I. Line item No. 281, ILB contract to install 66Kv conduit and vaults along the far west side to then allow SCE to install replacement 66Kv cabling prior to removing the existing overhead transmission electrical lines. To be awarded at the August 27th meeting.
   i. **$700,000**

II. Line item no. (to be assigned), a subpart of line item No. 217, for IBC East Side Roadways, Sewers, Dry Utilities, and Slope Landscaping Contract No. 384. To be awarded at the September 24th meeting.
   i. **$28,200,000**

III. Line item no. (To be assigned), a subpart of line item No. 217, for Phase 2 Mass Grading, West Side Contract No. 381. To be awarded at the September 24th meeting.
   i. **$26,400,000**

IV. Line item No. 205 for recycled and potable water facilities by Walnut Valley Water District.
   i. **$16,200,000**

V. Line item No. 206 for installation of electrical cabling and street lights by Industry IPUC for east side only.
   i. **$7,000,000**

VI. Line item No. 202 for installation of 66Kv electrical transmission cabling by SCE along far westerly access road.
   i. **$1,000,000**

Total expenses starting January 1, through June 30, 2016 = **$79,500,000**

Both the East Side and Phase II Mass Grading contracts will open bids in the second week of September 2015. The Successor Agency can then conditionally award each contract at its second meeting in September and place each contract on ROPS 15-16B. The conditions will require the subsequent approval by both the Oversight Board and the Department of Finance (DOF) before a Notice to Proceed is issued to either or both contractors. The earliest start date to issue a notice to proceed is January 1, 2016 (the beginning of the ROPS 16-16B period). The latest date to issue a notice to proceed has been set at June 30, 2016, after which time the contractor may elect to not proceed with the contract at no cost to the Successor Agency. For each month of delay between January and June, the bids will include a delay payment, usually around $2,500.00 per month.

Each of these contracts is a part of line item No. 217, which was previously denied by DOF in their review of earlier ROPS. In order for DOF to reverse a previous denial, DOF has requested to see evidence of an approved contract and an approved resolution adopted by the Oversight Board. This procedure was successfully followed for the two grading contracts underway at the IBC project.

Options to fund either one or both of these contracts is outlined below:

Option A

I. Property sale revenue held in US Bank Depository Account on July 1,2015
   i. **$12,000,000**
II. Expected property sale revenue for this ROPS 15-16A period per the attached Exhibit "A"
   i. **$43,000,000.**
III. Additional loan from City in the amount of $ 17 million. (Please note, the present Agreement for "Advance and Reimbursement of Costs for Construction Contracts Constituting Enforceable obligations", whereby the City agreed to advance the Successor Agency $50 million, lists the present contracts with Sukut and C.A. Rasmussen only. The original loan amount was $33 million. The loan agreement may have to be amended to include any other contracts).
   i. **$17,000,000**
IV. Accumulated revenue from property rental "other funds" for this ROPS 15-16A period deposited into US Bank (if approved)
   i. **$5,000,000**

Total available revenue **$77,000,000**

Option B

Not advance additional monies from the City, instead, wait for additional property sales to close during the ROPS 15-16B period (January 1, through June 30, 2016). This option could also result in the City being paid back earlier than described in option A.

Option C

I. To advance the sale of other properties listed on the Long Range Property Management Plan from later ROPS periods.

II. To use such sales proceeds as repayment to the City for under the present loan.

Option D

Proceed with both contracts on January 1, 2016 without having all of the funds prior to the issuance of notice to proceed, anticipating that property sale proceeds will be available during the contract duration. Option D is not recommended.

JDB:mk

Exhibit “A”

Estimated Revenue from Sale of Successor Agency Properties

By ROPS periods

ESTIMATED REVENUE FROM SALE OF PROPERTIES
July 7, 2015

ROPS 14-15 B 1/1/15-6/30/15

PROPERTY NO.	ESTIMATED SALE DATE	SALE AMOUNT	ESTIMATED CLOSE OF ESCROW
2	5-2015	$8.2M	6/08/15 (canceled)
4	5-2015	$1.6M	5/28/15 (closed 5/20/15)
9	5-2015	$6.7M	closed 6/3/15
11	6-2015	$2.4M	closed 6/11/15
16	5-2015	$2.0M	closed 6/11/15
24	5-2015	$0.7M	closed 2/13/15

SUBTOTAL: $13.4M

ROPS 15-16A 7/1/15-12/30/15

PROPERTY NO.	ESTIMATED SALE DATE	SALE AMOUNT	ESTIMATED CLOSE OF ESCROW
1	5-2015	$14.2M	9/03/15
7&8	August 2015	$13.2M	8/2015
17	5-2015	$ 4.7M	8/18/15
18	June 2015	$ 2.8M	11/2015
28	5-2016	$ 8.3M	9/08/15
43	2-2015	$ 0.1M	9/25/15

SUBTOTAL: $43.3M

ROPS 15-16B 1/1/16-6/30/16

PROPERTY NO.	ESTIMATED SALE DATE	SALE AMOUNT	ESTIMATED CLOSE OF ESCROW
5	June 2016	$ 4.0M	
31	June 2016	$13.0M	
32	June 2016	$ 5.5M	
34	May 2016	$ 5.3M	
65	Jan 2016	$ 0.95M	

68	July 2016	$ 50.0M
72	Jan 2016	$ 0.5M

SUBTOTAL: $79.25M

ROPS 16-17A 7/1/16-12/30/16

PROPERTY NO.	ESTIMATED SALE DATE	SALE AMOUNT	ESTIMATED CLOSE OF ESCROW
10	Dec 2016	$ 2.7M	
12	Dec 2016	$ 1.1M	
30&58	Aug 2016	$ 42.3M	
45,22,46 &52	Dec 2016	$ 3.9M	
48	Dec 2016	$ 1.8M	
49 + 23	Dec 2016	$ 5.5M	
51	Dec 2016	$ 7.5M	
53	Dec 2016	$ 0.85M	
54	Dec 2016	$11.5M	
59 + 60	Dec 2016	$ 6.4M	

SUBTOTAL: $83.55M

ROPS 16-17B 1/1/17-6/30/17

PROPERTY NO.	ESTIMATED SALE DATE	SALE AMOUNT	ESTIMATED CLOSE OF ESCROW
19,20,21,50 &47	Jan-June 2017	$14.8M	
29	Jan-June 2017	$ 5.0M	
33	Jan-June 2017	$10.0M	
35	Jan-June 2017	$ 3.0M	
41	Jan-June 2017	$50.0M	

SUBTOTAL: $82.8M

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

MEMORANDUM

TO: Oversight Board of the Successor Agency to the Industry Urban-Development Agency

FROM: Paul J. Philips, Executive Director

STAFF: John Ballas, Agency Engineer

DATE: August 18, 2015

SUBJECT: Slide Restoration - Sukut Change Order No. 3 for Industry Business Center East Side Mass Grading Contract No. IBC-0380

On June 25, 2015, the Successor Agency approved Change Order No. 3 in the estimated amount of $1,600,000 to remediate the slide, which occurred underneath the proposed 2 million gallon recycled water reservoir site. The reservoir site is shown on the revised plan of development contained in the Supplement to the EIR for the IBC development. As shown in the attached photo marked "slide area", the contractor had prepared a circular pad for the reservoir and was cutting the back slope along the westerly side of the pad when the slope failed. The initial plan developed by the Successor Agency's geologist, Leighton Consulting, was to remove the entire slide by starting at the easterly property line by excavating a 1 to 1.5 slope to elevation 770. The excavation would then be cut 40 foot lower at a 3 to 1 inclination to the remove all of the slide material to an elevation of 730 (see side view).

This plan was based upon initial borings which appeared to indicate that the slide was 45-50 deep. At this depth, the vertical borings "shifted" giving the impression that the bottom of the slide was at 45-50 feet. After the slide stopped moving and slide removal had commenced, subsequent borings determined that the actual depth was 65-70 feet making the full removal of the slide impractical without potentially impacting the stability of nearby homes on adjacent properties above the slide (elevation 810).

It was determined that the slide occurred along an unmapped, inactive fault which explains why the slide extended deeper than originally measured. The attached revised project drawings were revised to include a wider 100 to 125 foot buttress fill, which would be constructed up to elevation 760 which would contain the lower portion of the slide left in place. From this elevation, a 5 to 1 slope would be placed over the failed reservoir pad, and the recent back cut at the property line would also be filled in.

In order to provide flexibility in the redesign of the area where the slide occurred, and limit concerns about future vertical settlement of the slide material left in place, a replacement location for the 2 million gallon reservoir was studied as shown on the last exhibit. This new location is identical to the location shown in the original EIR for the IBC development and is southerly from the location in the Supplemental EIR prepared for the NFL stadium. Initial reviews show this location as favorable. As before, the lower portion of the reservoir will be screened from the view

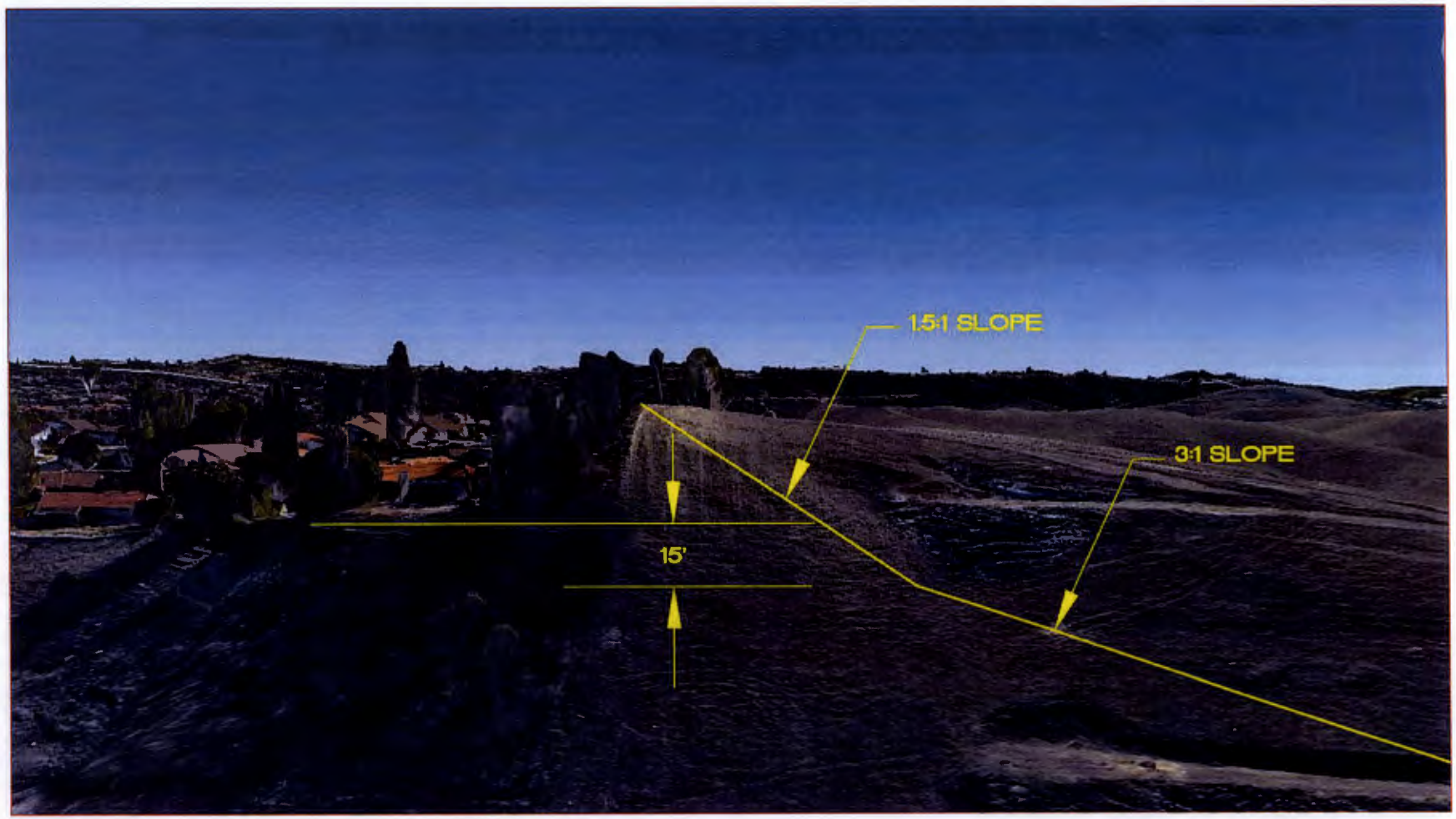
of the nearby homes by a small cut into the nearby hillside located between the project limits and the homes. The City's geological consultant, Kleinfelder, is conducting a peer review of this location. The last step in the peer review is to verify that stability of this location is adequate, and that the inactive fault does not extend through this new location and adversely impact the slope stability.

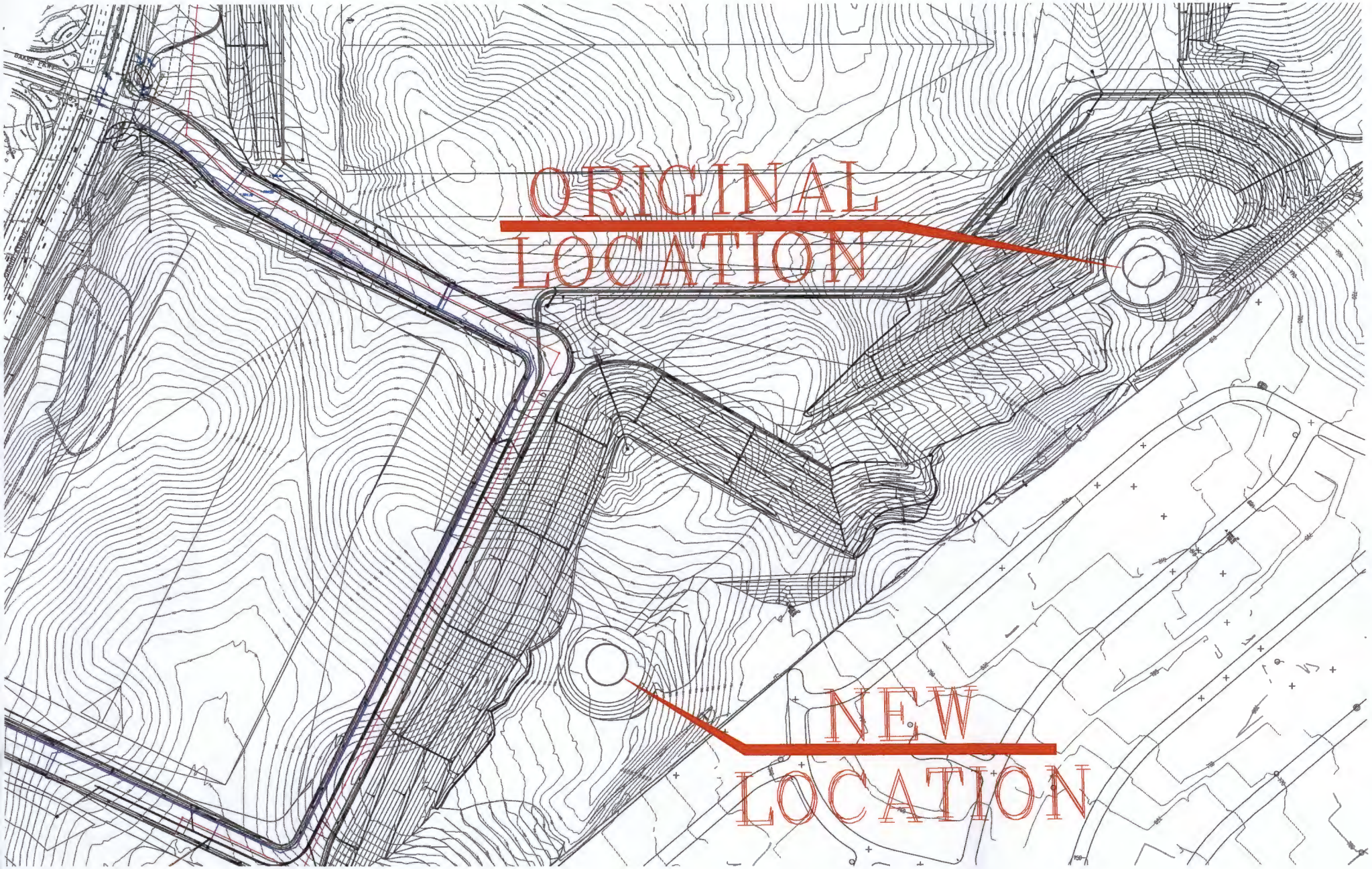
As shown, the buttress was also wrapped around the northerly facing slope to support the remaining lower portion of the slide and 5 to 1 fill place atop. In total, an additional 300,000 cubic yards of material will need to be used to construct this revised buttress fill. The additional fill material will be excavated from cut areas originally shown on the bid drawings, however, the contractor is requesting additional compensation for moving this material from a greater distance on site, considered a "long haul" premium. The estimated cost for the long haul is $428,000 and is also undergoing a peer reviewed by Kleinfelder.

To date, $1.4M has been charged against Change Order No. 3 on a time and material basis to remove the upper portion of the slide, and to construct the lower portion of the revised buttress fill with nearby material. With the estimated $428,000 in long haul costs, the total cost for the slide remediation is about $1.9M.

JDB:mk

SLIDE AREA (NORTH)


1.5:1 SLOPE
3:1 SLOPE
15'


ORIGINAL
LOCATION
NEW
LOCATION

PAD LIMITS
RIDGE LINE
0.5%
710.1
RG
SESILTING BASIN
699.0-BOT
CAPACITY=
4,260 CY
TEMPORARY STORM DRAIN
PROPOSED STORM DRAIN-PER IPD
PAD LIMITS
707.3
RG
PROPOSED STORM DRAIN-PER IPD
702.9
FL
0.5%
2.0%
754.5
FL
743.0
FL
724.5
FL
708.0
FL
678.5
FL
674.5
FL
732.3
FL-HP
754.5
FL-HP
707.1
FL
707.1
RG
700.1
FL-GB
699.0
FL
699.0
FL
700.3
FL
4.7%
2.7%
0.5%
708.1
FL
708.1
FL-GB
709.0
FL
709.6
FL
712.6
FL-GB
740.7
FL-HP
NORTH
J
15
POOL
803.0
740

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

ITEM NO. 5.5

VARNER&BRANDT LLP

CLIENT MEMORANDUM

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

FROM: VARNER & BRANDT LLP

SUBJECT: TRANSMITTAL OF OCTOBER 1, 2015 OVERSIGHT BOARD MEETING AGENDA ITEM # 6.5

DATE: SEPTEMBER 20, 2015

The following memorandum provides the seven (7) board members ("Board Members") of the Oversight Board ("Oversight Board") of the Successor Agency to the Industry Urban-Development Agency ("Successor Agency") with pertinent information in order for each Board Member to make an informed decision on the matters before the Oversight Board.

Agenda Item No.: 5.5

Subject: **Approval of Recognized Obligation Payment Schedule**. Approval of Recognized Obligation Payment Schedule ("ROPS") and Administrative Budget of the Successor Agency for the period of January 1, 2016 through June 30, 2016 ("ROPS 15-16B").

Request by Successor Agency:

1. Successor Agency requests that the Oversight Board approve the ROPS for the period of January 1, 2016 through June 30, 2016.

2. The Successor Agency requests the Oversight Board approve the Administrative Budget for the period of January 1, 2016 through June 30, 2016.

Legislative Authority of the Oversight Board:

1. *California Health and Safety Code Section 34177(h)*: The Successor Agency must expeditiously wind down the affairs of the former redevelopment agency in accordance with the direction of the Oversight Board.

2. *California Health and Safety Code Sections 34177(l)(1) and 31480(g)*: The Successor Agency must prepare and obtain Oversight Board approval of ROPS for each six-month fiscal period.

3. *California Health and Safety Code Sections 34177(l)(2)*: ROPS are only deemed valid if: (i) the ROPS is prepared by the Successor Agency for the enforceable obligations of the former redevelopment agency; (ii) the ROPS is submitted to the Oversight Board for approval; (iii) the ROPS submitted to the Oversight Board is simultaneously submitted to (a) the county administrative officer, (b) the county auditor-controller, and (c) the Department of Finance ("DOF"); (iv) a copy of the Oversight Board approved ROPS is submitted to (a) the county auditor-controller, (b) the State Controller's office, and (c) the DOF; and (v) the approved ROPS is posted on the Successor Agency's website.

4. *California Health and Safety Code Section 34177(m)*: The Successor Agency is required to electronically submit the ROPS approved by the Oversight Board for the period of January 1, 2016 through June 30, 2016, to the DOF no later than October 5, 2015.

5. *California Health and Safety Code Section 34177(j)*: The Successor Agency is required to prepare a proposed administrative budget approved by the Oversight Board for the upcoming six-month fiscal period, which budget identifies administrative costs, sources of payment, and proposed arrangements for administrative operations services provided by the city, county or other entities.

Application: The Successor Agency requests Oversight Board approval of the ROPS for the period of January 1, 2016 through June 30, 2016. In addition, the Successor Agency requests that the Oversight Board approve the Successor Agency's Administrative Budget for the period of January 1, 2016 through June 30, 2016. Both requests for approval are properly before the Oversight Board pursuant to the Health and Safety Code. The Oversight Board has legislative authority to direct the winding down of the affairs of the former redevelopment agency and has approval authority over the ROPS and Administrative Budget for the period of January 1, 2016 through June 30, 2016.

The Oversight Board should examine each ROPS to determine if new enforceable obligations comply with the Health and Safety Code. The Oversight Board should also review previously approved enforceable obligations to ensure that the Successor Agency continues to satisfy outstanding obligations in accordance with the previously approved ROPS.

We note the following items as the Oversight Board reviews ROPS 15-16B:

- Item Nos. 1-7 and 10-19 have been retired as part of the bond refunding.

- Successor Agency added Item Nos. 283-288, reflecting expenditures for refunding bonds issued in July 2015.

- Item No. 292 is the exclusive broker agreement with Hoffman Company previously approved by the Oversight Board and the DOF, but no

expenditure is listed since the amount of compensation is based on the final purchase price of the Tres Hermanos property.

- Successor Agency has added Item Nos. 281, 282, 289-291, 293, each of which is briefly discussed below

    - Item No. 281: This item is associated with Item #202 and represents the costs associated with constructing the conduit system as part of the undergrounding of the Southern California Edison transmission and distribution facilities.

    - Item No. 282: This item represents the appraisal fees incurred on the Successor Agency properties that are projected to close during the ROPS 15-16B period. The properties were appraised in 2014 and 2015 by Stephen G. White, MAI and R.P. Laurain & Associates (contracts previously approved by the Oversight Board and the DOF) and the costs of such appraisals were paid in advance by the City of Industry. We note the Successor Agency includes a clause in its third party purchase agreements requiring reimbursement of appraisal fees in connection with the underlying properties. As a result, the Successor Agency may recover some or all of these fees.

    - Item No. 289: In connection with the performance of certain infrastructure obligations of the Successor Agency required under the Lease Agreement, dated April 28, 2005, between the Successor Agency and Industry East Business Center, LLC, as successor in interest to the Industry East Land, LLC ("2005 Lease"), this item relates to the final mass grading of the 600 acres located on the westerly side of Grand Avenue. The Successor Agency received bids on this project, but found discrepancies in the bid. Consequently, the Successor Agency rejected all bids and authorized a rebidding of the project. It is worth noting that the engineer estimated the project at $27,400,000. However, Item No. 289 reflects a Total Outstanding Debt or Obligation of $27,500,000. It does not appear the new round of bids have been accepted or awarded. We recommend Oversight Board request additional information on this matter from Successor Agency staff before approval to determine why the item remains on the ROPS 15-16B. The Oversight Board may suggest the Successor Agency include the requirement of an Oversight Board and DOF approved contract as a condition to this expenditure on the notes to ROPS 15-16B.

    - Item No. 290: This item is addressed in Agenda Item No. 6.6.

    - Item No. 291: This item involves the traffic mitigation measures in the City of Walnut that the Successor Agency is responsible for

under the 400-acre Grand Crossing lease and the 2005 Lease. The Successor Agency seeks approval of the expenditure for RKA Consulting to perform engineering design related services at six intersections for an estimated amount of $1,400,000. We note, based on our discussions with Successor Agency staff, the Successor Agency has not approved this consulting agreement and no executed agreement exists. The Successor Agency has included this item on ROPS since it believes it will approve the consulting agreement and services will commence during the ROPS 15-16B period. The agreement also contemplates depositing funds with the City of Walnut. The Successor Agency has requested a conference call with the DOF before executing an agreement. As a result, we recommend, if the Oversight Board approves this item, the Successor Agency includes a notation within the notes section of ROPS indicating the matter requires the subsequent execution of an agreement prior to such expenditure.

- Item No. 293: In accordance with mitigation measures under the 400-acre Grand Crossing lease, the Successor Agency required contractors to monitor storm water flows in connection with their work. The Los Angeles Region of the California Water Quality Control Board contacted the Successor Agency regarding its storm water monitoring compliance. The Successor Agency, or its agent, has the responsibility to monitor storm water flows from the construction sites, submitting the required reports, and addressing any issues with the Los Angeles Region of the California Water Quality Control Board, as required by its October 24, 2014 Order. Item No. 293 represents an expenditure for a professional services contract with CASC Engineering to assist the Successor Agency with its requirement to address storm water discharges at various constructions sites. We note the Successor Agency has not approved this consulting agreement and no executed agreement exists. The Successor Agency has included this item on ROPS since it believes it will approve the consulting agreement and services will commence during the ROPS 15-16B period. We recommend, if the Oversight Board approves this item, the Successor Agency includes a notation within the notes section of ROPS indicating the item requires the subsequent execution of an agreement prior to such expenditure.

The Successor Agency's Administrative Budget has decreased by nearly $150,000 compared to the current ROPS period.

END OF MEMO

RESOLUTION NO. OB 2015-12

A RESOLUTION OF THE OVERSIGHT BOARD OF 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

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 Successor Agency must prepare and obtain approval from the Oversight Board of a Recognized Obligation Payment Schedule ("ROPS") for the period of January 1, 2016 through June 30, 2016, pursuant to California Health and Safety Code Section 34177(l)(1); and

WHEREAS, the Successor Agency must prepare and obtain approval from the Oversight Board for an administrative budget of the Successor Agency ("Administrative Budget") for the period of January 1, 2016 through June 30, 2016, pursuant to California Health and Safety Code Section 34177(j); and

WHEREAS, the Successor Agency prepared a ROPS and Administrative Budget for the period of January 1, 2016 through June 30, 2016, in the forms attached hereto as Exhibit A and Exhibit B, respectively; and

WHEREAS, the Oversight Board has determined that the ROPS for the period of January 1, 2016, through June 30, 2016 and the Administrative Budget for the period of January 1, 2016, through June 30, 2016, are consistent with the requirements of the Successor Agency to wind down the affairs of the former redevelopment agency in accordance with California Health and Safety Code Sections 34177(h), 34177(j) and 34177(l); 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 ROPS**. The Oversight Board hereby approves the ROPS attached hereto as Exhibit A, for the period of January 1, 2016 through June 30, 2016.

Section 2. **Approval of Administrative Budget**. The Oversight Board hereby approves the Administrative Budget for the Successor Agency attached hereto as Exhibit B, for the period of January 1, 2016 through June 30, 2016.

Section 3. **Authorization of Successor Agency**. Upon approval of this resolution ("Resolution") by the California Department of Finance, the Oversight Board authorizes and directs

the Executive Director of the Successor Agency to execute, deliver and/or acknowledge the authority granted by this Resolution, and further directs the staff of the Successor Agency to submit a copy of the approved ROPS to the Los Angeles County Auditor-Controller and the California State Controller's office and post the approved ROPS on the Successor Agency's website.

Section 4. **Delivery to the California Department of Finance**. The Oversight Board hereby authorizes and directs the Secretary of the Oversight Board to electronically deliver a copy of this Resolution to the California Department of Finance promptly in accordance with California Health and Safety Code Section 34179(h).

Section 5. **Other Actions**. The Oversight Board hereby authorizes and directs the Chairman, Vice-Chairman and/or Secretary of 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.

Section 6. **Effect**. This Resolution shall take in accordance with California Health and Safety Code Section 34179(h).

PASSED, APPROVED AND ADOPTED by the Oversight Board at a duly noticed meeting of the Oversight Board held on October 1, 2015, 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 2015-12

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE

JANUARY 1, 2016 THROUGH JUNE 30, 2016

Recognized Obligation Payment Schedule (ROPS 15-16B) - Summary

Filed for the January 1, 2016 through June 30, 2016 Period

Name of Successor Agency: **Industry City**

Name of County: Los Angeles

	Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
A	**Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):**	**$ 130,364,000**
B	Bond Proceeds Funding (ROPS Detail)	13,623,000
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	116,741,000
E	**Enforceable Obligations Funded with RPTTF Funding (F+G):**	**$ 80,767,580**
F	Non-Administrative Costs (ROPS Detail)	80,767,580
G	Administrative Costs (ROPS Detail)	-
H	**Total Current Period Enforceable Obligations (A+E):**	**$ 211,131,580**

	Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I	Enforceable Obligations funded with RPTTF (E):	80,767,580
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K	**Adjusted Current Period RPTTF Requested Funding (I-J)**	**$ 80,767,580**

	County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L	Enforceable Obligations funded with RPTTF (E):	80,767,580
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	**Adjusted Current Period RPTTF Requested Funding (L-M)**	**80,767,580**

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (m) 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 agency.

Name Title

/s/

Signature Date

Industry City Recognized Obligation Payment Schedule (ROPS 15-16B) - ROPS Detail
January 1, 2016 through June 30, 2016
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
										Funding Source					
										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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
								$ 920,927,689		$ 13,623,000	$ -	$ 116,741,000	$ 80,767,580	$ -	$ 211,131,580
1	2002 Tax Allocation Bonds	Bonds Issued On or	4/16/2002	5/1/2021	Trustee/Bond Holder	Bond issue to fund public	Project 1	-	Y						$ -
2	2003 Tax Allocation Bonds "A"	Bonds Issued On or Before 12/31/10	12/29/2003	5/1/2021	Trustee/Bond Holder	Bond issue to fund public improvements	Project 1	-	Y						$ -
3	2003 Tax Allocation Bonds "B"	Bonds Issued On or Before 12/31/10	11/1/2009	5/1/2021	Trustee/Bond Holder	Bond issue to fund public improvements	Project 1	-	Y						$ -
4	2003 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	5/1/2004	6/1/2021	Trustee/Bond Holder	Bond issue to fund public improvements	Project 1	-	Y						$ -
5	2007 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	6/1/2007	12/1/2021	Trustee/Bond Holder	Bond issue to fund public improvements	Project 1	-	Y						$ -
6	2008 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	4/8/2008	12/1/2023	Trustee/Bond Holder	Bond issue to fund public improvements	Project 1	-	Y						$ -
7	2005 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	4/20/2005	12/1/2025	Trustee/Bond Holder	Bond issue to fund public improvements	Project 1	-	Y						$ -
8	2009 Sub lien 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	2008 Sub lien Tax Alloc Note	City/County Loans On or Before 6/27/11	12/1/2008	6/1/2021	Trustee/Bond Holder	Note issue to fund public improvements	Project 1		N						$ -
10	2002 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	8/13/2002	5/1/2024	Trustee/Bond Holder	Bond issue to fund public improvements	Project 2	-	Y						$ -
11	2003 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/30/2003	5/1/2024	Trustee/Bond Holder	Bond issue to fund public improvements	Project 2	-	Y						$ -
12	2003 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	12/30/2003	12/1/2023	Trustee/Bond Holder	Bond issue to fund public improvements	Project 2	-	Y						$ -
13	2005 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	4/20/2005	12/1/2025	Trustee/Bond Holder	Bond issue to fund public improvements	Project 2	-	Y						$ -
14	2008 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	4/8/2008	12/1/2026	Trustee/Bond Holder	Bond issue to fund public improvements	Project 2	-	Y						$ -
15	2010 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	12/1/2010	12/1/2026	Trustee/Bond Holder	Bond issue to SERAF payment	Project 2	-	Y						$ -
16	2002 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	8/13/2002	5/1/2024	Trustee/Bond Holder	Bond issue to fund public improvements	Project 3	-	Y						$ -
17	2003 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	12/30/2003	5/1/2024	Trustee/Bond Holder	Bond issue to fund public improvements	Project 3	-	Y						$ -
18	2003 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	5/1/2024	6/1/2019	Trustee/Bond Holder	Bond issue to fund public improvements	Project 3	-	Y						$ -
19	2008 Sub Tax Allocation Bond	Bonds Issued On or Before 12/31/10	12/1/2008	12/1/2026	Trustee/Bond Holder	Bond issue to fund public improvements	Project 3	-	Y						$ -
20	2009 Sub lien 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	1/1/2016	6/30/2016	US Bank	Administrative Fees	Project 1	11,000	N			11,000			$ 11,000
22	Arbitrage Fees	Fees	1/1/2016	6/30/2016	Bank of NY	Professional Services	All Projects	5,000	N			5,000			$ 5,000
23	Fiscal Agent Fees	Fees	1/1/2016	6/30/2016	US Bank	Administrative Fees	Project 2	4,000	N			4,000			$ 4,000
24	Fiscal Agent Fees	Fees	1/1/2016	6/30/2016	Bank of NY	Administrative Fees	Project 3	-	N						$ -
25	Fiscal Agent Fees	Fees	1/1/2016	6/30/2016	US Bank	Administrative Fees	Project 3	4,000	N			4,000			$ 4,000
26	20 % Hacola - All Project Areas FY 2011-12	OPA/DDA/Construction	12/28/1992	6/30/2012	LA County	20 % Hacola - set aside	All Projects		N						$ -
27	20 % Hacola - All Project Areas FY 2012-13	OPA/DDA/Construction	12/28/1992	6/30/2013	LA County	20 % Hacola - set aside	All Projects		N						$ -
99	Landscaping Baker Slopes (MP 91-31 #61)	Professional Services	6/22/2011	6/30/2016	CNC Engineering	Engineering Consulting	Project 2	38,000	N			15,000			$ 15,000
100	Landscaping Baker Slopes (MP 91-31 #61)	Professional Services	6/12/2006	6/30/2016	Environs Landscape Arch	Landscape Architect	Project 2	15,000	N			10,000			$ 10,000
116	Lemon Ave Int 60 (MP 03-10)	Professional Services	6/22/2011	6/30/2016	CNC Engineering	Engineering Consulting	Project 2	100,000	N	30,000					$ 30,000
117	Lemon Ave Int 60 (MP 03-10)	Professional Services	8/10/2005	12/31/2015	Jacobs Civil	Engineering Consulting	Project 2	320,000	N	150,000					$ 150,000
118	Lemon Ave Int 60 (MP 03-10)	Professional Services	7/26/2005	9/26/2016	Avant-Garde	(Program Funds)	Project 2	125,000	N	42,000					$ 42,000
120	Lemon Ave Int 60 (MP 03-10)	Improvement/Infrastructure	1/1/2016	6/30/2016	Contractor - by public bidding	Construction	Project 2	3,543,160	N	3,000,000					$ 3,000,000

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
										Funding Source					
										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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
121	Lemon Ave Int 60 (MP 03-10)	Project Management Costs	1/1/2016	6/30/2016	To Be Determined	Construction administration	Project 2	3,715,366	N	800,000					$ 800,000
122	Lemon Ave Int 60 (MP 03-10)	Fees	1/1/2016	6/30/2016	County Dept Public Works	Plan check inspection	Project 2	3,000	N	3,000					$ 3,000
123	Route 57/60 Confluence (MP99-31 #22)	Professional Services	6/22/2011	6/30/2016	CNC Engineering	Engineering Consulting	Project 2	170,000	N	40,000					$ 40,000
126	Route 57/60 Confluence (MP99-31 #22)	Professional Services	1/13/2010	6/30/2016	Casey O'Callaghan Golf Design	Golf course architect	Project 2	40,000	N	40,000					$ 40,000
127	Route 57/60 Confluence (MP99-31 #22)	Project Management Costs	1/1/2016	6/30/2016	Caltrans	Right of way	Project 2	4,400,000	N	950,000					$ 950,000
128	Route 57/60 Confluence (MP99-31 #22)	Improvement/Infrastructure	1/1/2016	6/30/2016	Contractor - by public bidding	Contractor	Project 2	5,872,434	N	1,400,000					$ 1,400,000
130	Route 57/60 Confluence (MP99-31 #22)	Professional Services	7/27/2006	12/31/2020	Avant- Garde	Project Funding	Project 2	150,000	N	90,000					$ 90,000
132	Route 57/60 Confluence (MP99-31 #22)	Miscellaneous	1/1/2016	6/30/2016	MX Graphics	Blueprints	Project 2	9,600	N	2,000					$ 2,000
133	Route 57/60 Confluence (MP99-31 #22)	Professional Services	11/7/2007	6/30/2016	WKE, Inc	Engineering Consulting	Project 2	4,275,000	N	1,400,000					$ 1,400,000
134	Route 57/60 Confluence (MP99-31 #22)	Professional Services	7/23/2008	6/30/2016	Prince Global	Federal Grant	Project 2	360,000	N	90,000					$ 90,000
148	Diamond Bar Creek (MP 99-31 #26)	Professional Services	6/22/2011	6/30/2016	CNC Engineering	Engineering Consulting	Project 2	120,000	N			60,000			$ 60,000
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			80,000			$ 80,000
150	Diamond Bar Creek (MP 99-31 #26)	Professional Services	4/24/2013	4/24/2017	Leighton Consulting	Engineering Consulting geotechnical	Project 2	83,000	N			10,000			$ 10,000
151	Diamond Bar Creek (MP 99-31 #26)	Fees	6/29/2011	6/30/2016	Regional Wtr Quality Control	Permit	Project 2	20,000	N			5,000			$ 5,000
152	Diamond Bar Creek (MP 99-31 #26)	Fees	4/5/2007	6/30/2016	Army Corps Engineers	Permit	Project 2	1,000	N			500			$ 500
153	Diamond Bar Creek (MP 99-31 #26)	Fees	1/19/2010	6/30/2016	CA Dept Fish & Game	Permit	Project 2	10,000	N			-			$ -
154	Diamond Bar Creek (MP 99-31 #26)	Fees	1/1/2016	6/30/2016	St Wtr Resources Cont Board	Permit - Storm water Drains	Project 2	12,000	N			5,000			$ 5,000
155	Diamond Bar Creek (MP 99-31 #26)	Miscellaneous	1/1/2016	6/30/2016	MX Graphics	Blueprints	Project 2	6,500	N			2,000			$ 2,000
156	Diamond Bar Creek (MP 99-31 #26)	Fees	10/13/2011	6/30/2016	Brown & Brown Ins	Bonding Insurance	Project 2	25,000	N			-			$ -
158	Diamond Bar Creek (MP 99-31 #26)	Miscellaneous	1/1/2016	6/30/2016	San Gabriel Valley Newspaper	Advertisement for bids	Project 2	1,800	N			1,000			$ 1,000
159	Diamond Bar Creek (MP 99-31 #26)	Fees	1/1/2016	6/30/2016	LA County Health Department	Permit for use of reclaimed water	Project 2	3,500	N			1,500			$ 1,500
160	Diamond Bar Creek (MP 99-31 #26)	Improvement/Infrastructure	1/1/2016	6/30/2016	So Calif Edison	Modifications of facilities	Project 2	50,000	N			50,000			$ 50,000
161	Diamond Bar Creek (MP 99-31 #26)	Improvement/Infrastructure	1/1/2016	6/30/2016	Walnut Valley Water District	Extension of water mains and new meters	Project 2	30,000	N			15,000			$ 15,000
162	Diamond Bar Creek (MP 99-31 #26)	Fees	1/1/2016	6/30/2016	LA City Sewer Maint District	New sewer annexation fees	Project 2	20,000	N			20,000			$ 20,000
164	Diamond Bar Creek (MP 99-31 #26)	Improvement/Infrastructure	1/1/2016	6/30/2016	Native Grow Nursery	Materials Supplier	Project 2	75,000	N			75,000			$ 75,000
165	Diamond Bar Creek (MP 99-31 #26)	Improvement/Infrastructure	1/1/2016	6/30/2016	Contractor - by public bidding	Contractor	Project 2	1,085,921	N			300,000			$ 300,000
166	Diamond Bar Creek (MP 99-31 #26)	Professional Services	4/24/2013	4/24/2017	Sage Environmental	Consultant for environmental clearance	Project 2	51,000	N			30,000			$ 30,000
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
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	20,400	N			15,000			$ 15,000
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	200,000	N			200,000			$ 200,000
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	700,000	N			650,000			$ 650,000
195	Industry Business Center (MP 99-31 #16)	Professional Services	1/1/2016	6/30/2016	Leighton Consulting	Consulting for geotechnical svcs for improvements	Project 2	315,504	N			50,000			$ 50,000

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										Funding Source					
										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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
196	Industry Business Center (MP 99-31 #16)	Professional Services	6/22/2011	6/30/2016	CNC Engineering	Engineering consulting for on -site improvements	Project 2	2,200,000	N			1,500,000			$ 1,500,000
197	Industry Business Center (MP 99-31 #16)	Professional Services	6/22/2011	6/30/2016	CNC Engineering	Engineering consulting for traffic mitigation	Project 2	1,262,016	N			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	50,000	N			35,000			$ 35,000
199	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	12/31/2020	Sage Environmental	Consulting for environmental clearance	Project 2	110,000	N			60,000			$ 60,000
200	Industry Business Center (MP 99-31 #16)	Miscellaneous	1/1/2016	6/30/2016	MX Graphics	Blueprints	Project 2	40,000	N			15,000			$ 15,000
201	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	12/13/2011	6/30/2016	So Cal Sandbags	Replace damaged BMPS	Project 2	200,000	N			100,000			$ 100,000
202	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	So Calif Edison	Relocation of existing transmissions & distribution facilities	Project 2	3,600,000	N			3,600,000			$ 3,600,000
203	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	Verizon	Relocation of existing & installation of new utilities	Project 2	694,080	N			500,000			$ 500,000
204	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	So Calif Gas Co	Relocation of existing & installation of new utilities	Project 2	1,041,420	N			500,000			$ 500,000
205	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	Walnut Valley Water District	Relocation of existing & installation of new utilities	Project 2	16,128,200	N			10,000,000			$ 10,000,000
206	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	Ind Public Utilities	Installation of new utility system	Project 2	11,829,600	N			8,000,000			$ 8,000,000
208	Industry Business Center (MP 99-31 #16)	Miscellaneous	1/1/2016	6/30/2016	San Gabriel Valley Newspaper	Advertisement for bids	Project 2	6,000	N			2,000			$ 2,000
209	Industry Business Center (MP 99-31 #16)	Professional Services	1/1/2016	6/30/2016	First American Title Co	Title reports & subdivision guarantees	Project 2	14,000	N			5,000			$ 5,000
210	Industry Business Center (MP 99-31 #16)	Fees	1/1/2016	6/30/2016	St Wtr Resources Cont Board	Storm water permit	Project 2	25,000	N			12,000			$ 12,000
211	Industry Business Center (MP 99-31 #16)	Fees	1/1/2016	6/30/2016	LA County Health Department	Permits for use of reclaimed water	Project 2	4,000	N			1,500			$ 1,500
212	Industry Business Center (MP 99-31 #16)	Fees	1/1/2016	6/30/2016	LA County Dept Public Works	Plan checks, permits, inspections of signals /markings	Project 2	85,000	N			20,000			$ 20,000
213	Industry Business Center (MP 99-31 #16)	Fees	1/1/2016	6/30/2016	LA City Sewer Maint District	New sewer annexation fees	Project 2	240,000	N			240,000			$ 240,000
214	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	International Line Builders	Electrical contractor	Project 2	40,000	N			40,000			$ 40,000
215	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	Mc Cain	Traffic signal poles & mast arms	Project 2	120,000	N			120,000			$ 120,000
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	1,400,000	N			250,000			$ 250,000
217	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	Contractor - by public bidding	Mass grading, infrastructure and landscaping	Project 2	5,743,319	N						$ -
218	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	Contractor - by public bidding	Construction of intersections 1-55, 58, 59, 61-89	Project 2	10,516,800	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			100,000			$ 100,000
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	1,025,000	N			200,000			$ 200,000
221	Industry Business Center (MP 99-31 #16)	Professional Services	12/19/2013	12/31/2020	SCS Engineers	Landfill consultant	Project 2	125,000	N			75,000			$ 75,000
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			40,000			$ 40,000
223	Industry Business Center (MP 99-31 #16)	Professional Services	7/18/2013	6/30/2015	Butsko Engineering	Electrical engineer	Project 2	1,100,000	N			400,000			$ 400,000
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	100,000	N	50,000					$ 50,000
225	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Professional Services	6/22/2011	6/30/2015	CNC Engineering	Engineering consulting	Project 2	5,000	N	5,000					$ 5,000
226	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Project Management Costs	6/9/2009	3/15/2016	Caltrans	Right of way acquisition, construction, administration	Project 2	7,000,000	N	5,500,000					$ 5,500,000

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
										Funding Source					
										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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
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	100,000	N	30,000					$ 30,000
229	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	Miscellaneous	1/1/2016	6/30/2016	MX Graphics	Blueprints	Project 2	2,200	N	1,000					$ 1,000
251	Industry East Traffic Mitigation Improvements	Professional Services	6/22/2011	6/30/2016	CNC Engineering	Engineering Consultant intersection 7-9,11-9, 21,22,24	Project 2	475,000	N			200,000			$ 200,000
252	Industry East Traffic Mitigation Improvements	Professional Services	1/1/2016	6/30/2016	Geotechnical Consultant	Engineering Consultant intersection 7-9,11-9, 21,22,24	Project 2	174,888	N			100,000			$ 100,000
253	Industry East Traffic Mitigation Improvements	Professional Services	1/1/2016	6/30/2016	RKA Engineering	Engineering Consultant intersection 7-9,11-9, 21,22,24	Project 2	1,500,000	N			800,000			$ 800,000
254	Industry East Traffic Mitigation Improvements	Improvement/Infrastructure	1/1/2016	6/30/2016	Contractor - by public bidding	Engineering Consultant intersection 7-9,11-9, 21,22,24	Project 2	1,322,066	N						$ -
255	SA Employer Costs	Admin Costs	1/1/2016	6/30/2016	Reimburse City of Industry	Employee Costs, salaries, taxes, insurance, retirement	All Projects	348,000	N			348,000			$ 348,000
256	Office/Delivery/ phone and overhead	Admin Costs	1/1/2016	6/30/2016	Various Vendor	Overhead and administrative Costs	All Projects	6,000	N			6,000			$ 6,000
257	Property Management	Admin Costs	1/1/2016	6/30/2016	Various Vendor	Manager to oversee SA owned properties	All Projects	42,000	N			42,000			$ 42,000
258	Legal Services	Legal	1/1/2016	6/30/2016	Various Vendor	Legal services attributable for the SA	All Projects	494,500	N			494,500			$ 494,500
259	Accounting and consulting fees	Admin Costs	1/1/2016	6/30/2016	Various Vendor	Accounting and consulting fees for the SA	All Projects	187,000	N			187,000			$ 187,000
260	Auditing and review services	Dissolution Audits	1/1/2016	6/30/2016	Various Vendor	Required audit and review of the SA by the State	All Projects	110,000	N			110,000			$ 110,000
262	Property Tax	Admin Costs	7/1/2015	12/31/2015	Reimburse Citry of Industry	Property Tax	All Projects		N						$ -
263	General Insurance and Bonding	Miscellaneous	1/1/2016	6/30/2016	Brown & Brown Ins	General Insurance	All Projects	-	N						$ -
269	City/Agency Reimbursement Agreement for Property Maintenance and other costs	Property Maintenance	1/1/2016	6/30/2016	City of Industry	Obligation created pursuant to HSC Sections 34171(b) and 34171(d)(1)(F)	All Projects	736,000	N			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	800,000	N			800,000			$ 800,000
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	4,000,000	N			4,000,000			$ 4,000,000
275	Industry East Traffic Mitigation Improvements	Improvement/Infrastructure	1/1/2016	6/30/2016	City of Diamond Bar	Traffic improvements per Industry East EIR for inersection 9	Project 2	713,400	N			500,000			$ 500,000
276	Landscaping Baker Slopes (MP 91-31 #61)	Property Maintenance	1/1/2016	6/30/2016	Marina Land Scape, INC.	Maintenance of the asset created in ROPS line items 99-110	Project 2	315,000	N			125,000			$ 125,000
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 Projects	50,000,000	N			50,000,000			$ 50,000,000
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	2,200,000	N			2,200,000			$ 2,200,000
282	Appraisal Fees	Property Dispositions	1/1/2016	6/30/2016	City Of Industry	Reimburse Appraisal Fees paid by City		22,000	N			22,000			$ 22,000
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	275,686,048	N				42,848,023		$ 42,848,023
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	9,252,750	N				1,030,500		$ 1,030,500
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	328,550,928	N				26,043,230		$ 26,043,230
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	44,943,531	N				4,842,794		$ 4,842,794
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	9,368,500	N				1,047,250		$ 1,047,250
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	49,146,164	N				4,955,783		$ 4,955,783

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										Funding Source					
										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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
289	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	9/24/2015	6/30/2017	Contractor - by public bidding	IBC-0381 mass grading phase II west side a portion of line 217	Project 2	27,500,000	N			15,000,000			$ 15,000,000
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			12,000,000			$ 12,000,000
291	Industry Business Center (MP 99-31 #16)	Improvement/Infrastructure	1/1/2016	6/30/2016	City of Walnut	Right of way & construction	Project 2	2,877,094	N			1,400,000			$ 1,400,000
292	Broker For Property Sales	Property Dispositions	1/1/2016	6/30/2016	Hoffman Company	Professional Services		-	N						$ -
293	Industry Business Center (MP 99-31 #16)	Professional Services	1/1/2016	6/30/2016	CASC Engineering & Consulting, Inc.	NPDES Compliance and Monitoring	Project 2	100,000	N			30,000			$ 30,000
294									N						$ -
295									N						$ -
296									N						$ -
297									N						$ -
298									N						$ -
299									N						$ -
300									N						$ -
301									N						$ -
302									N						$ -
303									N						$ -
304									N						$ -
305									N						$ -
306									N						$ -

Industry City Recognized Obligation Payment Schedule (ROPS 15-16B) - 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 [INSERT URL LINK TO 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	Bonds issued on or after 01/01/11	Prior ROPS period balances	Prior ROPS RPTTF	Rent, Grants,	Non-Admin and	Comments
ROPS 14-15B Actuals (01/01/15 - 06/30/15)								
1	**Beginning Available Cash Balance (Actual 01/01/15)**	80,065,217			64,300	46,253,041	6,750	C1: $49,963,059 of bond reserves held in US bank per bond indenture and $30,102,158 of bond proceeds reserved for project costs. F1: $64,300 of funds held by the bond trustee to fund future bond payments. G1: The $46,253,041 consists of $42,441,710 held in escrow accounts for ROPS items # 270 and 271 and $3,811,331 funds to be used for bond debt service per DOF letter dated April 13, 2015. H1: In reconciling ROPS 15-16A cash balance with Veronica Green of the DOF, the SA had $6,750 of PPA therefore reducing the SA's open money from $3,818,082 to $3,811,331 which will be applied for debt service payments per DOF instructions.
2	**Revenue/Income (Actual 06/30/15)** RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015	125,389			4,046,237	22,442,350	24,421,357	C2 represent interest income earned on bond reserves. F2: Amount included $234,905 released from bond reserves and $3,811,331 of other funds reclassified for future debt service per DOF letter April 13, 2015. G2:The $22,442,350 represents- $4,875,248 Lease Income,$1,154,042 Note Receivable Principal and Interest payments, $3,004,293 of repayment from the City of Industry due to the Asset Transfer Review report, $55,121 Investment Interest and $13,353,645 of proceeds from property sales. H2: Consists of Jan 2nd RPTTF receipts
3	**Expenditures for ROPS 14-15B Enforceable Obligations (Actual 06/30/15)** RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	2,234,718			182,710	39,854,714	24,426,357	C3: Amount represent project costs of $1,999,814 and transfer out of bond reserve of $234,905 to US bank for future debt service payments. F3 and H3: total bond payment of $24,604,067 paid by reserve held by US bank and Jan 2nd RPTTF. G3: Consists of $36,048,382 of project costs, transfer of $3,811,331 to US bank H3: includes bond payments and $5,000 to paid for arbitrage fees from RPTTF retained from prior period that was approved on ROPS III item #22. $13,349,701 of debt service shortfall was paid by the City's Override funds pursuant to Resolution No. 2013-10.
4	**Retention of Available Cash Balance (Actual 06/30/15)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	77,955,888		—	3,927,827	27,279,422	1,750	C4: $49,818,509 represents monies held by US Bank as bond trustee. F4: Amount held in US bank for July 1, 2015 bond refunding. G4: The $27,279,422 is cash held in escrow accounts to pay for line item #'s 270 and 271 and project costs and line #277.
5	**ROPS 14-15B RPTTF Prior Period Adjustment** RPTTF amount should tie to the self-reported ROPS 14-15B PPA in the Report of PPA, Column S			No entry required				
6	**Ending Actual Available Cash Balance** C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	$ -	$ -	$ -	$ -	$ 1,561,255	$ -	The SA requests that this money be carried forward to fund the up coming projects costs.
ROPS 15-16A Estimate (07/01/15 - 12/31/15)								
7	**Beginning Available Cash Balance (Actual 07/01/15)** (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	$ 77,955,888	$ -	$ -	$ 3,929,577	$ 28,840,677	$ -	
8	**Revenue/Income (Estimate 12/31/15)** RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during June 2015	25,000				21,300,000	29,997,566	The $21,300,000 represents $5,500,000 in lease income and Notes Receivable Principal and Interest and estimated proceed of $15,800,000 from property sales.
9	**Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 12/31/15)**	42,874,201			3,927,827	26,117,079	29,997,566	Cell F9 and H9 -SA refunded its outstanding bonds on July 1, 2015, $29,997,566 of RPTTF funds and $39,325,027 of reserve accounts held at US bank were transferred to refunding escrow accounts. Cell G9 is comprised of $13,605,100 from ROPS 14-15B and $12,511,979 remaining cash from June 30, 2015 held in the escrow accounts for CA Rasmussen line item #270 and Sukut Construction line item 271 that will be spent by December 31, 2015.
10	**Retention of Available Cash Balance (Estimate 12/31/15)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	35,106,687				29,117,443		This amount represents proceeds from property sales ($13,317,443 currently held in the depository account with US Bank and an estimated $15.8 million to be received during the period July 1 to December 31, 2015.) This amount will be used to pay ROPS line item #277 - advance/loan agreement with the City of Industry.
11	**Ending Estimated Available Cash Balance (7 + 8 - 9 -10)**	$ -	$ -	$ -	$ 1,750	$ (5,093,845)	$ -	SA is projected to incur more project costs than its cash on hand at the end of ROPS 15-16A resulting in about $5 million deficit.

Industry City Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments
Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ 4,660,335	$ 1,999,814	$ -	$ -	$ 41,674,100	$ 36,048,381	$ 37,953,771	$ 24,604,067	$ 24,604,067	$ 24,604,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
1	2002 Tax Allocation	-		-		-		13,697,225	13,697,224	$ 13,697,224	13,697,224	$ -						$ -	
2	2003 Tax Allocation Bonds "A"	-		-		-		5,891,963	1,621,369	$ 1,621,369	1,621,369	$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
3	2003 Tax Allocation Bonds "B"	-		-		-		2,525,625	2,525,625	$ 2,525,625	2,525,625	$ -						$ -	
4	2003 Sub Tax Allocation Bond	-		-		-		2,281,500		$ -		$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
5	2007 Sub Tax Allocation Bond	-		-		-		476,000		$ -		$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
6	2008 Sub Tax Allocation Bond	-		-		-		1,019,989		$ -		$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
7	2005 Sub Tax Allocation Bond	-		-		-		1,596,221		$ -		$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
8	2009 Sub lien Tax Alloc Note	-		-		-		-		$ -		$ -						$ -	
9	2008 Sub lien Tax Alloc Note	-		-		-		-		$ -		$ -						$ -	
10	2002 Tax Allocation Bonds	-		-		-		1,020,259	1,020,259	$ 1,020,259	1,020,259	$ -						$ -	
11	2003 Tax Allocation Bonds	-		-		-		2,592,260	2,592,260	$ 2,592,260	2,592,260	$ -						$ -	
12	2003 Sub Tax Allocation Bond	-		-		-		-		$ -		$ -						$ -	
13	2005 Sub Tax Allocation Bond	-		-		-		395,218		$ -		$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
14	2008 Sub Tax Allocation Bond	-		-		-		772,513		$ -		$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
15	2010 Sub Tax Allocation Bond	-		-		-		1,540,860		$ -		$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
16	2002 Tax Allocation Bonds	-		-		-		1,035,143	241,585	$ 241,585	241,585	$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
17	2003 Tax Allocation Bonds	-		-		-		2,905,745	2,905,745	$ 2,905,745	2,905,745	$ -						$ -	

Industry City Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments
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(Report Amounts in Whole Dollars)

ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ 4,660,335	$ 1,999,814	$ -	$ -	$ 41,674,100	$ 36,048,381	$ 37,953,771	$ 24,604,067	$ 24,604,067	$ 24,604,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
18	2003 Sub Tax Allocation Bond	-		-		-		203,250		$ -		$ -						$ -	Deb Service shortfall was paid directly by the City of Industry per Resolution SA 2013-10 and CC 2013-25
19	2008 Sub Tax Allocation Bond	-		-		-		-		$ -		$ -						$ -	
20	2009 Sub lien Tax Alloc Note	-		-		-		-		$ -		$ -						$ -	
21	Fiscal Agent Fees	-		-		11,000	10,390	-		$ -		$ -						$ -	
22	Arbitrage Fees	-		-		-	5,000	-		$ -		$ -						$ -	$6,750 carried over from RPTTF allocation in prior ROPS Period III This Amount Includes $5,000 paid in July and August 2015
23	Fiscal Agent Fees	-		-		4,000	3,520	-		$ -		$ -						$ -	
24	Fiscal Agent Fees	-		-		-		-		$ -		$ -						$ -	
25	Fiscal Agent Fees	-		-		4,000	3,520	-		$ -		$ -						$ -	
26	20 % Hacola - All Project Areas FY 2011-12	-		-		-		-		$ -		$ -						$ -	
27	20 % Hacola - All Project Areas FY 2012-13	-		-		-		-		$ -		$ -						$ -	
99	Landscaping Baker Slopes (MP 91-31 #61)	-		-		5,000	40,528	-		$ -		$ -						$ -	This Amount Includes $1,569 paid in July and August 2015
100	Landscaping Baker Slopes (MP 91-31 #61)	-		-		5,000	12,545	-		$ -		$ -						$ -	
101	Landscaping Baker Slopes (MP 91-31 #61)	-		-		-		-		$ -		$ -						$ -	
102	Landscaping Baker Slopes (MP 91-31 #61)	-		-		65,000	114,114	-		$ -		$ -						$ -	This Amount Includes $68,964 paid in July and August 2015
107	Landscaping Baker Slopes (MP 91-31 #61)	-		-		-		-		$ -		$ -						$ -	
109	Landscaping Baker Slopes (MP 91-31 #61)	-		-		-		-		$ -		$ -						$ -	
110	Landscaping Baker Slopes (MP 91-31 #61)	-		-		-		-		$ -		$ -						$ -	
116	Lemon Ave Int 60 (MP 03-10)	20,000	2,923	-		-		-		$ -		$ -						$ -	
117	Lemon Ave Int 60 (MP 03-10)	85,000	153,555	-		-		-		$ -		$ -						$ -	This Amount Includes $51,303 paid in July and August 2015
118	Lemon Ave Int 60 (MP 03-10)	35,000	34,570	-		-		-		$ -		$ -						$ -	This Amount Includes $7,335 paid in July and August 2015
120	Lemon Ave Int 60 (MP 03-10)	-		-		-		-		$ -		$ -						$ -	
121	Lemon Ave Int 60 (MP 03-10)	300,000		-		-		-		$ -		$ -						$ -	
122	Lemon Ave Int 60 (MP 03-10)	1,000		-		-		-		$ -		$ -						$ -	

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ 4,660,335	$ 1,999,814	$ -	$ -	$ 41,674,100	$ 36,048,381	$ 37,953,771	$ 24,604,067	$ 24,604,067	$ 24,604,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
123	Route 57/60 Confluence (MP99-31 #22)	30,000	4,601	-		-		-		$ -		$ -						$ -	This Amount Includes $208 paid July and August 2015
124	Route 57/60 Confluence (MP99-31 #22)	20,000	809	-		-		-		$ -		$ -						$ -	
125	Route 57/60 Confluence (MP99-31 #22)	-		-		-		-		$ -		$ -						$ -	
126	Route 57/60 Confluence (MP99-31 #22)	5,000		-		-		-		$ -		$ -						$ -	
127	Route 57/60 Confluence (MP99-31 #22)	200,000		-		-		-		$ -		$ -						$ -	
128	Route 57/60 Confluence (MP99-31 #22)	500,000		-		-		-		$ -		$ -						$ -	
130	Route 57/60 Confluence (MP99-31 #22)	40,000	32,701	-		-		-		$ -		$ -						$ -	This Amount Includes $1,553 paid in July and August 2015
131	Route 57/60 Confluence (MP99-31 #22)	110		-		-		-		$ -		$ -						$ -	
132	Route 57/60 Confluence (MP99-31 #22)	600		-		-		-		$ -		$ -						$ -	
133	Route 57/60 Confluence (MP99-31 #22)	750,000	837,654	-		-		-		$ -		$ -						$ -	This Amount Includes $274,014 paid in July and August 2015
134	Route 57/60 Confluence (MP99-31 #22)	90,000	91,389	-		-		-		$ -		$ -						$ -	This Amount Includes $15,000 paid in July and August 2015
148	Diamond Bar Creek (MP 99-31 #26)	-		-		5,000		-		$ -		$ -						$ -	
149	Diamond Bar Creek (MP 99-31 #26)	-		-		5,000		-		$ -		$ -						$ -	
150	Diamond Bar Creek (MP 99-31 #26)	-		-		5,000	3,376	-		$ -		$ -						$ -	
151	Diamond Bar Creek (MP 99-31 #26)	-		-		1,000		-		$ -		$ -						$ -	
152	Diamond Bar Creek (MP 99-31 #26)	-		-		500		-		$ -		$ -						$ -	
153	Diamond Bar Creek (MP 99-31 #26)	-		-		-		-		$ -		$ -						$ -	
154	Diamond Bar Creek (MP 99-31 #26)	-		-		-		-		$ -		$ -						$ -	
155	Diamond Bar Creek (MP 99-31 #26)	-		-		200		-		$ -		$ -						$ -	
156	Diamond Bar Creek (MP 99-31 #26)	-		-		-		-		$ -		$ -						$ -	
158	Diamond Bar Creek (MP 99-31 #26)	-		-		-		-		$ -		$ -						$ -	
159	Diamond Bar Creek (MP 99-31 #26)	-		-		1,500		-		$ -		$ -						$ -	

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ 4,660,335	$ 1,999,814	$ -	$ -	$ 41,674,100	$ 36,048,381	$ 37,953,771	$ 24,604,067	$ 24,604,067	$ 24,604,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
160	Diamond Bar Creek (MP 99-31 #26)	-		-		50,000		-		$ -		$ -						$ -	
161	Diamond Bar Creek (MP 99-31 #26)	-		-		5,000		-		$ -		$ -						$ -	
162	Diamond Bar Creek (MP 99-31 #26)	-		-		20,000		-		$ -		$ -						$ -	
164	Diamond Bar Creek (MP 99-31 #26)	-		-		75,000		-		$ -		$ -						$ -	
165	Diamond Bar Creek (MP 99-31 #26)	-		-		300,000		-		$ -		$ -						$ -	
166	Diamond Bar Creek (MP 99-31 #26)	-		-		20,000		-		$ -		$ -						$ -	
167	Diamond Bar Creek (MP 99-31 #26)	-		-		-		-		$ -		$ -						$ -	
192	Industry Business Center (MP 99-31 #16)	-		-		30,000	10,139	-		$ -		$ -						$ -	This Amount Includes $2,410 is paid in July and August 2015
193	Industry Business Center (MP 99-31 #16)	-		-		300,000	585,452	-		$ -		$ -						$ -	This Amount Includes $177,057 is paid in July and August 2015
194	Industry Business Center (MP 99-31 #16)	-		-		1,000,000	981,706	-		$ -		$ -						$ -	This Amount Includes $317,069 is paid in July and August 2015
195	Industry Business Center (MP 99-31 #16)	-		-		-		-		$ -		$ -						$ -	
196	Industry Business Center (MP 99-31 #16)	-		-		1,200,000	1,457,407	-		$ -		$ -						$ -	This Amount Includes $216,100 is paid in July and August 2015
197	Industry Business Center (MP 99-31 #16)	-		-		50,000		-		$ -		$ -						$ -	
198	Industry Business Center (MP 99-31 #16)	-		-		20,000	8,927	-		$ -		$ -						$ -	
199	Industry Business Center (MP 99-31 #16)	-		-		30,000	26,555	-		$ -		$ -						$ -	
200	Industry Business Center (MP 99-31 #16)	-		-		5,000	7,605	-		$ -		$ -						$ -	This Amount Includes $2,432 is paid in July and August 2015
201	Industry Business Center (MP 99-31 #16)	-		-		10,000		-		$ -		$ -						$ -	
202	Industry Business Center (MP 99-31 #16)	-		-		1,700,000	551,000	-		$ -		$ -						$ -	
203	Industry Business Center (MP 99-31 #16)	-		-		10,000		-		$ -		$ -						$ -	
204	Industry Business Center (MP 99-31 #16)	-		-		50,000		-		$ -		$ -						$ -	

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Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ 4,660,335	$ 1,999,814	$ -	$ -	$ 41,674,100	$ 36,048,381	$ 37,953,771	$ 24,604,067	$ 24,604,067	$ 24,604,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
205	Industry Business Center (MP 99-31 #16)	-		-		60,000	69,538	-		$ -		$ -						$ -	
206	Industry Business Center (MP 99-31 #16)	-		-		100,000		-		$ -		$ -						$ -	
207	Industry Business Center (MP 99-31 #16)	-		-		-		-		$ -		$ -						$ -	
208	Industry Business Center (MP 99-31 #16)	-		-		1,000	3,285	-		$ -		$ -						$ -	This Amount Includes $893 is paid in July and August 2015
209	Industry Business Center (MP 99-31 #16)	-		-		5,000		-		$ -		$ -						$ -	
210	Industry Business Center (MP 99-31 #16)	-		-		1,000		-		$ -		$ -						$ -	
211	Industry Business Center (MP 99-31 #16)	-		-		1,500		-		$ -		$ -						$ -	
212	Industry Business Center (MP 99-31 #16)	-		-		85,000		-		$ -		$ -						$ -	
213	Industry Business Center (MP 99-31 #16)	-		-		-		-		$ -		$ -						$ -	
214	Industry Business Center (MP 99-31 #16)	-		-		15,000		-		$ -		$ -						$ -	
215	Industry Business Center (MP 99-31 #16)	-		-		-		-		$ -		$ -						$ -	
216	Industry Business Center (MP 99-31 #16)	-		-		300,000	80,239	-		$ -		$ -						$ -	
217	Industry Business Center (MP 99-31 #16)	-		-		-		-		$ -		$ -						$ -	
218	Industry Business Center (MP 99-31 #16)	-		-		-		-		$ -		$ -						$ -	
219	Industry Business Center (MP 99-31 #16)	-		-		50,000	34,441	-		$ -		$ -						$ -	This Amount Includes $34,441 is paid in July and August 2015
220	Industry Business Center (MP 99-31 #16)	-		-		50,000		-		$ -		$ -						$ -	
221	Industry Business Center (MP 99-31 #16)	-		-		30,000	94,837	-		$ -		$ -						$ -	This Amount Includes $24,837 is paid in July and August 2015
222	Industry Business Center (MP 99-31 #16)	-		-		20,000		-		$ -		$ -						$ -	

Industry City Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments
Reported for the ROPS 14-15B (January 1, 2015 through June 30, 2015) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS 14-15B Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15B (January through June 2015) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16B (January through June 2016) period will be offset by the SA's self-reported ROPS 14-15B prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ 4,660,335	$ 1,999,814	$ -	$ -	$ 41,674,100	$ 36,048,381	$ 37,953,771	$ 24,604,067	$ 24,604,067	$ 24,604,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
223	Industry Business Center (MP 99-31 #16)	-		-		300,000	295,092	-		$ -		$ -						$ -	This Amount Includes $94,324 is paid in July and August 2015
224	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	45,000	11,394	-		-		-		$ -		$ -						$ -	This Amount Includes $2,228 is paid in July and August 2015
225	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	3,000		-		-		-		$ -		$ -						$ -	
226	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	2,500,000	789,738	-		-		-		$ -		$ -						$ -	
227	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	35,000	40,480	-		-		-		$ -		$ -						$ -	This Amount Includes $8,760 is paid in July and August 2015
229	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	500		-		-		-		$ -		$ -						$ -	
230	W Bd Slip On Ramp 57/60 (MP 99-31 22a)	125		-		-		-		$ -		$ -						$ -	
251	Industry East Traffic Mitigation Improvements	-		-		250,000	16,517	-		$ -		$ -						$ -	This Amount Includes $1,686 is paid in July and August 2015
252	Industry East Traffic Mitigation Improvements	-		-		50,000		-		$ -		$ -						$ -	
253	Industry East Traffic Mitigation Improvements	-		-		200,000		-		$ -		$ -						$ -	
254	Industry East Traffic Mitigation Improvements	-		-		-		-		$ -		$ -						$ -	
255	SA Employer Costs	-		-		314,000	313,047	-		$ -		$ -						$ -	
256	Office/Delivery/ phone and overhead	-		-		16,000	5,973	-		$ -		$ -						$ -	This Amount Includes $273 is paid in July and August 2015
257	Property Management	-		-		51,000	62,917	-		$ -		$ -						$ -	This Amount Includes $3,635 is paid in July and August 2015
258	Legal Services	-		-		438,000	438,000	-		$ -		$ -						$ -	This Amount Includes $19,361 is paid in July and August 2015
259	Accounting and consulting fees	-		-		145,000	186,229	-		$ -		$ -						$ -	This Amount Includes $14,580 is paid in July and August 2015
260	Auditing and review services	-		-		155,000	109,403	-		$ -		$ -						$ -	This Amount Includes $11,570 is paid in July and August 2015
262	Property Tax	-		-		-		-		$ -		$ -						$ -	
263	General Insurance and Bonding	-		-		-		-		$ -		$ -						$ -	

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(Report Amounts in Whole Dollars)

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ 4,660,335	$ 1,999,814	$ -	$ -	$ 41,674,100	$ 36,048,381	$ 37,953,771	$ 24,604,067	$ 24,604,067	$ 24,604,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
264	Industry East Industrial Park pursuant to Lease Agreement and DDA for development of 400 Acre Agency owned land	-		-		-		-		$ -		$ -						$ -	
265	Industry Business Center pursuant to Lease Agreement for 600 Acre Agency owned land	-		-		-		-		$ -		$ -						$ -	
267	Industry Business Center (MP 99-31 #16)	-		-		-		-		$ -		$ -						$ -	
268	City/Agency Reimbursement Agreement for Property Maintenance and other costs	-		-		-		-		$ -		$ -						$ -	
269	City/Agency Reimbursement Agreement for Property Maintenance and other costs	-		-		736,000	413,184	-		$ -		$ -						$ -	This Amount Includes $57,028 Accrual for June 30, 2015
270	Industry Business Center (MP 99-31 #16)	-		-		-	14,857,914	-		$ -		$ -						$ -	This amount is being paid from the funds held in the escrow account. This Amount Includes $1,236,476 is paid in July and August 2015
271	Industry Business Center (MP 99-31 #16)	-		-		-	15,148,157	-		$ -		$ -						$ -	This amount is being paid from funds held in the escrow account. This Amount Includes $3,833,822 is paid in July and August 2015
274	Escheated Payment	-		-		-		-		$ -		$ -						$ -	
275	Industry East Traffic Mitigation Improvements	-		-		213,400		-		$ -		$ -						$ -	
276	Landscaping Baker Slopes (MP 91-31 #61)	-		-		75,000	58,624	-		$ -		$ -						$ -	This Amount Includes $14,350 is paid in July and August 2015
277	City/Agency Reimbursement Agreement	-		-		33,025,000		-		$ -		$ -						$ -	
	Appraisal Fees						36,200			$ -		$ -						$ -	This amount represents appraisal fees collected from the buyer for SA property # 24,4,9,16 and 11 to reimburse the City of Industry that prepaid for these fees up front.

Industry City Recognized Obligation Payment Schedule (ROPS 15-16B) - Report of Prior Period Adjustments
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(Report Amounts in Whole Dollars)

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16B Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15B distributed + all other available as of 01/1/15)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ 4,660,335	$ 1,999,814	$ -	$ -	$ 41,674,100	$ 36,048,381	$ 37,953,771	$ 24,604,067	$ 24,604,067	$ 24,604,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Industry Business Center (MP 99-31 #16)						3,000			$ -		$ -						$ -	U S Bank Fees for the Depository Account for the C A Rassmussen, Inc.
										$ -		$ -						$ -	
										$ -		$ -						$ -	
										$ -		$ -						$ -	
										$ -		$ -						$ -	
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										$ -		$ -						$ -	
										$ -		$ -						$ -	
										$ -		$ -						$ -	

Industry City Recognized Obligation Payment Schedule (ROPS 15-16B) - Notes
January 1, 2016 through June 30, 2016

Item #	Notes/Comments
1-7 and 10-19	ROPS Detail Tab - No amounts are shown on these lines as these bonds have been refunded in July 2015. We have added ROPS line # 283-288 for the refunded bonds.
282	ROPS Detail Tab - This amount represents estimated appraisal fees that will be collected from the buyer of Successor Agency owned property that will be reimbursed to the City of Industry who paid for the appraisals up front. The purchase agreements with the buyer provide for the collection of appraisal fees from the buyer.
283-288	ROPS Detail Tab - These line items represent the obligations for the 2015 refunding bonds issued in July 2015.
117	ROPS Detail Tab - Contract will be extended before January 1, 2016

EXHIBIT B

ADMINISTRATIVE BUDGET

JANUARY 1, 2016 THROUGH JUNE 30, 2016

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

Exhibit A

	Budget
Salaries, Payroll Taxes, Group Medical Insurance, Cafeteria Benefits, Workers Compensation Insurance, Life Insurance, Disability Insurance and Retirement Benefits	$ 348,000.00
Office/ Delivery/Phone and Overhead	6,000.00
Professional Fees	42,000.00
Annual Trustee Fees	24,000.00
Legal and Litigation Services	494,500.00
Accounting and Consulting Fees	187,000.00
Auditing and Consulting Fees	110,000.00
Total	**$ 1,211,500.00**

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

ITEM NO. 5.6

VARNER&BRANDT LLP

CLIENT MEMORANDUM

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

FROM: VARNER & BRANDT LLP

SUBJECT: TRANSMITTAL OF OCTOBER 1, 2015OVERSIGHT BOARD MEETING AGENDA ITEM #6.6

DATE: SEPTEMBER 20, 2014

The following memorandum provides the seven (7) board members ("Board Members") of the Oversight Board ("Oversight Board") of the Successor Agency to the Industry Urban-Development Agency ("Successor Agency") with pertinent information in order for each Board Member to make an informed decision on the matters before the Oversight Board.

Agenda Item No.: 5.6

Subject: **Approval of East Industry Business Center Roadways, Sewer, Dry Utilities & Slope Landscaping and Grand Avenue Widening Contract**. Successor Agency seeks approval of the infrastructure work, east of Grand Avenue with All American Asphalt ("All American").

Recognized Obligation Payment Schedule Item No.: 290 (related to Item No. 217)

Request by Successor Agency: Successor Agency requests that the Oversight Board approve the east side Industry Business Center Roadways, Sewer, Dry Utilities & Slope Landscaping and Grand Avenue Widening agreement with All American, attached hereto as Exhibit A (the "Agreement"), which involves the performance of certain infrastructure obligations of the Successor Agency required under the Lease Agreement, dated April 28, 2005, between the Successor Agency and Industry East Business Center, LLC, as successor in interest to the Industry East Land, LLC ("2005 Lease").

Legislative Authority of the Oversight Board:

1. California Health and Safety Code Section 34177(c): The Successor Agency must perform all obligations required by any enforceable obligation.

2. California Health and Safety Code Section 34177(h): The Successor Agency must expeditiously wind down the affairs of the Former Agency in accordance with the direction of the Oversight Board.

Application: Successor Agency staff prepared a summary of the east side infrastructure work and the proposed agreement, included with your board materials. The proposed infrastructure includes site improvements the Successor Agency must perform at the 600-acre site under the 2005 Lease.

The infrastructure work is part of a larger scope of work involving mass grading of the 600-acre site. The Oversight Board, and the Department of Finance ("DOF") previously approved grading contracts with Sukut Construction and C.A. Rasmussen, Inc. The total estimated cost for grading, infrastructure and landscaping work for the 600 acres is $110,955,230.

DOF confirmed in its February 20, 2013 correspondence to the Successor Agency that the 2005 Lease is an enforceable obligation. The Successor Agency must perform all obligations that exist under an enforceable obligation. (Health and Safety Code section 34177(c)). Consistent with the foregoing, DOF also indicated in its letter that obligations emanating from the 2005 Lease must have executed contracts before such agreement will be eligible for payment in any given ROPS period. The Successor Agency has included this Agreement as Item No. 290 on ROPS 15-16B; provided, however, inclusion of the Agreement is contingent on the Oversight Board's approval of the Agreement, the DOF approval and the execution of the Agreement by the parties prior to the deadline for submission of ROPS, October 5, 2015.

The infrastructure work under the Agreement consists of widening of Grand Avenue to four lanes in each direction, construction of a new loop road to the east side of Grand Avenue, landscaping of all the hillside slopes, construction of storm drains and sewers, and the construction of dry utilities (gas, telephone, street lighting and electrical). This work is directly connected with the Successor Agency's site obligations set forth in Exhibit B of the 2005 Lease. To fund the grading work, the Successor Agency intends to utilize the proceeds from rental property income and from the sale of Successor Agency properties.

Successor Agency authorized the solicitation of bids on July 23, 2015, for an estimated contract cost of $28,200,000. Twenty-two contractors obtained plans and specifications for bidding. The Successor Agency opened final bids on September 15, 2015. All American submitted the lowest bid of $18,784,000.

Unlike previous contracts for work involving the 600-acre site (e.g., mass grading contracts), the funding for this Agreement will not utilize an escrow or reserve account to hold proceeds from real property sales. Rather, the Successor Agency will wait until it receives the full amount of the contract (from property sale proceeds or rental income) before issuing All American a Notice to Proceed. Also, to address possible change orders, the bid packets for this project include a fixed amount of $4,700,000 for possible contingencies.

Successor Agency staff believes it will receive sufficient sale proceeds by the Spring of 2016, within the ROPS 15-16B period. Consequently, the Successor Agency included this Agreement as an enforceable obligation in ROPS 15-16B, Item No. 290.

END OF MEMO.

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, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING CONTRACT BY AND BETWEEN THE SUCCESSOR AGENCY AND ALL AMERICAN ASPHALT

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 former Industry Urban-Development Agency ("Former Agency") and Industry East Land, LLC entered into that certain Lease Agreement, dated April 28, 2005 ("2005 Lease Agreement"), for the development of the 600 acre parcel of land owned by the Former Agency and located on either side of Grand Avenue and adjacent to State Route 60; and

WHEREAS, the 2005 Lease Agreement contemplates the development of over 2,500,000 square feet of industrial and commercial buildings, with the project known as the "Industry Business Center"; and

WHEREAS, the 2005 Lease Agreement required the Former Agency to pay for certain public improvements and certain California Environmental Quality Act ("CEQA") mitigation measures imposed pursuant to the Mitigation Monitoring Program for the Industry Business Center under the Environmental Impact Report for such project, including grading, infrastructure and landscaping; and

WHEREAS, the site infrastructure will be accomplished in two separate contracts planned for the west side of Grand Avenue and one for the east side of Grand Avenue; and

WHEREAS, the Recognized Obligation Payment Schedule ("ROPS") for January 1, 2013 through June 30, 2013 period ("ROPS III") included a line item No. 217 for the mass grading, infrastructure, and landscaping of the Industry Business Center, with a total outstanding obligation of $110,955,239; and

WHEREAS, the California Department of Finance ("DOF"), in a letter dated October 13, 2012, determined that line item No. 217 was not an enforceable obligations and not presently eligible for funding until the Successor Agency entered into a contract to fulfill an enforceable obligation existing prior to June 27, 2011; and

WHEREAS, the DOF, in a letter dated February 20, 2013, stated that the 2005 Lease Agreement is an enforceable obligation of the Successor Agency and the Successor Agency may enter into contracts for obligations under line item No. 217in connection with the 2005 Lease Agreement; and

WHEREAS, the Successor Agency received bids for the site infrastructure on the east side of Grand Avenue, awarded the low bid to All American Asphalt and now desires to execute a contract, in the form attached hereto as Attachment A ("Contract"), subject to the approval of the Oversight Board and the DOF, in the amount of $18,784,000.00; and

WHEREAS, funding for the Contract will be derived from proceeds from the sale of the Successor Agency's real property assets and rental proceeds, provided, however, that no work will commence until such time the Successor Agency receives sufficient proceeds therefrom to pay the entire Contract price; and

WHEREAS, the Successor Agency requests funding for the Contract for the ROPS 15-16B period, identified as ROPS 15-16B line item 290, which represents a component of line item No. 217; and

WHEREAS, the Oversight Board has determined that the approval of the Contract is proper, provided that no work shall commence until such time that the Successor Agency has accumulated the full Contract price, and that the Contract is consistent with the requirements of the Successor Agency to perform obligations required pursuant to any enforceable obligation in accordance with California Health and Safety Code Section 34177(c) and to wind down the affairs of the Former Agency in accordance with California Health and Safety Code Section 34177(h) ; 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 Contract. Upon the full and complete execution by the Successor Agency and All American Asphalt, the Oversight Board hereby approves the Contract, attached hereto as Attachment A, subject to the condition that no work shall commence under the Contract until such time that the Successor Agency has accumulated the full Contract price. The Oversight Board further approves including the Contract and source of funding set forth in line item No. 290 of ROPS 15-16B.

Section 2. Authorization of Successor Agency. Upon approval of this resolution ("Resolution") by the DOF, the Oversight Board hereby authorizes and directs the Executive Director and/or Assistant Secretary of the Successor Agency, jointly and severally, to execute and deliver any and all other documents which they may deem necessary or advisable in order to effectuate the purposes of this Resolution.

Section 3. Delivery to the California Department of Finance. The Oversight Board hereby authorizes and directs the Secretary of the Oversight Board to electronically deliver a copy

of this Resolution to the DOF in accordance with California Health and Safety Code Section 34179(h).

Section 4. **Other Actions**. The Oversight Board hereby authorizes and directs the Chairman, Vice Chairman and/or Secretary of 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.

Section 5. **Effect**. This Resolution shall take effect in accordance with California Health and Safety Code Section 34179(h).

PASSED, APPROVED AND ADOPTED by the Oversight Board at a duly noticed meeting of the Oversight Board held on October 1, 2015, 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 2015-13

ATTACHMENT A

CONTRACT

[ATTACHED BEHIND THIS PAGE]

SUCCESSOR AGENCY TO THE

INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

To: Oversight Board Members

From: Paul J. Philips

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

Date: September 15, 2015

SUBJECT: Industry Business Center Roadways, Sewer, Dry Utilities & Slope Landscaping and Grand Avenue Widening – IBC-0384

Line item No. 217 on the Successor Agency's Recognized Obligation Payment Schedule "ROPS" is for the "mass grading, infrastructure and landscaping" of the 600 acre Industry Business Center property. The mass grading will be accomplished in multiple phases with three separate grading contracts planned for the west side of Grand Avenue and one for the east side of Grand Avenue. The initial remedial grading was completed in 2014. The second and third grading projects are now near completion. The fourth grading project, located westerly of Grand Avenue, is presently in the bidding process. The total outstanding obligation of Line Item No. 217 was initially $110,955,230. Finance has already approved the first three grading contracts totaling around $55,000,000.

The remaining portion of Line Item No. 217 is for the construction of the site infrastructure including storm drains, sewers, construction of dry utilities (gas, telephone, street lighting and electrical), roadways, and landscaping and irrigation. The work will be constructed in two separate contracts. One east of Grand Avenue and the second west of Grand Avenue. The second contract for work easterly of Grand Avenue is entitled "Industry Business Center Roadways, Sewer, Dry Utilities & Slope Landscaping and Grand Avenue Widening". This project will widen Grand Avenue to four lanes in each direction, construct a new loop road to the east side of Grand Avenue, landscape all the hillside slopes, construct storm drains, sewers, and all the dry utilities.

The above project was authorized for solicitation of bids by the Successor Agency on July 23, 2015, for an estimated cost of $28,200,000.00. The Notice Inviting Sealed Bids was advertised in the San Gabriel Valley Tribune on August 11, 2015 and August 18, 2015. It was also advertised in Construction Bidboard, Inc. and in Mc Graw Hill, trade publications, on August 7, 2015.

Since ROPS Line Item No. 217 was previously denied by Finance, all related contracts must first be executed by the contractor, approved by both the Successor Agency and Oversight Board and then submitted to the Department of Finance for their review and approval. Such approval or reinstatement by Finance for the Industry Business Center Roadways, Sewer, Dry Utilities & Slope Landscaping and Grand Avenue Widening contract is needed at this time as this contract is also being placed on the upcoming ROPS 14-15B which is required to be submitted to Finance by October 5, 2015.

The funds to pay for this contract will be revenue from the sale of Agency properties or a loan from the City. Since an executed contract is required for Finance review and the Successor Agency does not presently have sufficient revenue from property sales to pay for the contract, the following protective language below has been included in the contract in Section E of the special provisions on page E-1.

> "In the State of California, as of October 2011, all redevelopment agencies have been dissolved. Redevelopment agencies are to wind down their activities and liquidate their assets. However, they are allowed to fulfill their existing obligations and commitments, including related projects. This project is being undertaken by the Successor Agency to the Industry Urban-Development Agency (Successor Agency or Agency). The process of performing projects today with Agency funds is a bit arduous. Among other things, it involves the approval by the State of California, Department of Finance (DOF). The Successor Agency must award this project near the end of September in order to include a signed contract for this project, together with all other proposed expenditures by the Successor Agency for the period from January through June of 2016, to the DOF for its approval. The award of this Contract is expressly contingent upon the subsequent approval of the Contract and the source of funding by the DOF. Approval by the DOF would allow construction to start sometime between January 1, 2016 and July 1, 2016. The Contractor is advised that the award of this project will be contingent on the concurrence by DOF. Notwithstanding anything to the contrary contained in the Contract, the Contractor shall not commence any work or incur any costs or expenses with respect to which the Contractor is entitled to receive payment under the Contract unless and until the Contractor shall have received a Notice to Proceed from the Agency Engineer. If such Notice to Proceed has not been received by the Contractor on or before July 1, 2016, either Contractor or Agency may terminate the Contract upon 30 days written notice to the other. See Section 2 regarding the submission of a cost to defer the start of construction."

As described above, the contractor will not be entitled to any monies unless a Notice to proceed is issued. The Notice to Proceed will be withheld by the Successor Agency until such time that funding is secured to pay for the entire construction contract.

Twenty Two (22) contractors obtained plans and specifications for bidding:

A.D. Wilson, Inc.	iSqFt, Inc.
Aaron O' Brian	Mike Bubalo Construction
All American Asphalt	OHL USA, Inc.
CA Rasmussen, Inc.	Ortiz Enterprise

California Professional Engineering
Chumo Construction, Inc.
Environmental Construction
Excel Paving
Griffith Company
H & H General Contractor
International Line Builders
Pacific Restoration Group, Inc.
Pierre Landscape
Shawnan
Shimmick Construction, Inc.
Steiny & Company, Inc.
Sully-Miller Contracting Company
USS Cal Builders

Bids were received and opened on September 15, 2015, at 10:00 a.m., in the City Administrative Offices. CNC Engineering has reviewed the bids which appear to be in order the low bid was submitted by, All American Asphalt, Corona, California, in the amount of eighteen million, seven hundred eighty-four thousand dollars and no cents. ($18,784,000.00).

It is hereby recommended that the Oversight Board approve the action of the Successor Agency Board in awarding and approving the contract to and with All American Asphalt for the amount stated above, and approve its inclusion on ROPS 15-16B.

PJP/CC/JN:af

BID RESULTS

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
CONTRACT NO. IBC-0384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

BID OPENING: SEPTEMBER 15, 2015 at 10:00 A.M.
ESTIMATE: $28,200,000.00

BIDDER	BID BOND	BID AMOUNT
All American Asphalt	10%	$18,784,000.00
C.A. Rasmussen, Inc.	10%	$19,045,410.84*
Griffith Company	10%	$19,219,332.83
Sully-Miller Contracting Company	10%	$20,264,231.91
OHL USA, Inc.	10%	$20,265,507.51*
PALP, Excel Paving	10%	$21,647,325.65
USS Cal Builders	10%	$26,440,105.96*

*This indicates a corrected bid to rectify mathematical or clerical errors.

SECTION C

AGREEMENT

THIS AGREEMENT, made and entered into this 24th day of September, 2015, by and between the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY** hereinafter designated as "**AGENCY**", and All American Asphalt, hereinafter designated as "Contractor".

WITNESSETH: That the parties hereto mutually agree as follows:

ARTICLE I

For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by the AGENCY, the Contractor agrees with the AGENCY in the matter of:

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

CONTRACT NO. IBC-0384

and agrees to perform and complete in a good and workmanlike manner all the work pertaining thereto shown on the drawings and described in the specifications therefore, except such materials as in said specifications are stipulated to be furnished by the AGENCY, and to do everything required by this Agreement and said Specifications and Drawings.

ARTICLE II

For furnishing all said materials and labor, furnishing and removing all plant, temporary works and structures, tools and equipment; and doing all the work contemplated and embraced in this Agreement; also for loss and damage arising out of the nature of the work aforesaid, or from the action of the elements or from any unforeseen difficulties which may arise or be encountered in the prosecution of the work until its acceptance by the AGENCY and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of, the suspension or discontinuance of work, except such as in said Specifications are expressly stipulated to be borne by the AGENCY and for well and faithfully completing the work and whole thereof in the manner shown and described in said drawings and specifications and in accordance with the requirements of the Agency Engineer, the AGENCY will pay and the Contractor shall receive in full compensation therefore the prices for the several items named in the Bid Schedule sheet(s).

ARTICLE III

The AGENCY hereby promises and agrees with said Contractor to employ and does hereby employ said Contractor to provide the materials and do the work according to the terms and conditions herein contained and referred to for the price aforesaid and hereby contracts to pay the same at the time, in the manner and upon the conditions set forth in the specifications; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV

Any special conditions, covenants, specifications, drawings, documents or other exhibits not hereinbefore provided and which are deemed to be necessary in order to effectuate the purposes of this Agreement, are attached hereto and by reference incorporated herein as though set forth in full, and the parties hereto consent and agree to be bound thereby.

ARTICLE V

The Specifications, including the following parts thereof, and all addenda issued by the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY with respect to the foregoing before the time of opening of bids, are hereby incorporated in and made a part of this Agreement:

1. *Standard Specifications for Public Works Construction*, *Latest Edition*, and all supplements

2. General Provisions of the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY (Section D)

3. Special Provisions

4. Instructions to Bidders

5. Notice Inviting Bids

6. Bid Schedule

7. Addenda

8. City of Industry Standard Drawings

9. Project Drawings

10. Permits with Attachments

ARTICLE VI

In the event either party institutes suit to enforce any of the provisions of this Agreement, the prevailing party shall be entitled to recover, in addition to any other sum to which he may be entitled, reasonable attorney's fees and costs of suit.

ARTICLE VII

Notwithstanding anything to the contrary contained in this Agreement or any exhibits or documents incorporated herein by reference, this Agreement shall not constitute a binding and enforceable agreement between the Parties unless and until this Agreement has been approved by the State of California Department of Finance and any other entity as may be required by the Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.).

IN WITNESS WHEREOF:

The parties hereto have caused this Agreement to be executed the day and year first above written.

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY OWNER	All American Asphalt CONTRACTOR
BY: Mark D. Radecki	BY: EDWARD J. CARLSON
TITLE: Chairman	TITLE: VICE PRESIDENT
SIGNATURE:	SIGNATURE:
DATE:	DATE: SEPT 16, 2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT — CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On September 16, 2015 (Date) before me, B. Royster, Notary Public (Here Insert name and Title of the Officer),

personally appeared Edward J. Carlson (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

B. ROYSTER
Commission # 2083832
Notary Public - California
Riverside County
My Comm. Expires Oct 26, 2018

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Royster
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to person relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document Agreement – Successor Agency to the Industry Urban-Development Agency

Document Date: September 16, 2015 Number of Pages: 3

Signer(s) Other Than Named Above: None

Capacity(~~ies~~) Claimed by Signer(s)

Signer's Name: Edward J. Carlson
- ☐ Individual
- X Corporate Officer — Title(s): Vice President
- ☐ Partner ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Other:

Signer is Representing: All American Asphalt

RIGHT THUMBPRINT OF SIGNER — Top of thumb here

Signer's Name:
- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Other

Signer is Representing:

RIGHT THUMBPRINT OF SIGNER — Top of thumb here

Shading Indicates Items Added or Revised in Addenda No. 3 & 4

SECTION C

BID SCHEDULE

FOR

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

CONTRACT NO. IBC-0384

BIDDER: AU AMERICAN ASPHALT

Hereby proposes to construct the above-named project in accordance with the plans and specifications for the following prices:

SCHEDULE OF WORK ITEMS

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
SCHEDULE A – MISCELLANEOUS ITEMS SITE GRADING					
1.	Mobilization	1	LS	[redacted]	590,000-
2.	Clearing and grubbing	1	LS	[redacted]	399759.64
3.	Storm Water Pollution Prevention Plan, including but not limited to implementation, sampling/testing, and BMPs not included in other bid items	1	LS	[redacted]	75000-
4.	Unclassified excavation from local borrow area and place as compacted fill	710	CY	15.00	10,650.00
				SCHEDULE A - SUBTOTAL	1,075,409.64
SCHEDULE B – GRAND AVENUE WIDENING					
1.	Saw cut and remove existing AC pavement by cold milling and place on access roads throughout the project site (assume existing pavement is approximately 6" thick)	143,025	SF	0.24	34,326.00
2.	Saw cut and remove existing curb and gutter (removal of base material is included in the unclassified excavation bid item)	7,790	LF	4.75	37,002.50
3.	Saw cut and remove existing concrete pavement (removal of base material is included in the unclassified excavation bid item)	435	SF	1.60	696.00

Shading Indicates Items Added or Revised in Addenda No. 3 & 4

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
4.	Saw cut and existing concrete sidewalk (removal of base material is included in the unclassified excavation bid item)	190	SF	1.05	199.50
5.	Saw cut and remove existing PCC driveway (removal of base material is included in the unclassified excavation bid item)	360	SF	1.50	540.00
6.	Remove existing concrete catch basin	1	EA	2,800.00	2,800.00
7.	Construct Type B2 concrete curb and gutter including crushed aggregate base material per City of Industry Std. Plan No. 112	490	LF	15.00	7,350.00
8.	Remove existing chain link fence	940	LF	7.15	6,721.00
9.	Intercept and extend 4" galvanized steel sleeve with 36" of cover and cap ends.	175	LF	25.00	4,375.00
10.	Remove existing metal beam guardrail with wooden posts	340	LF	18.00	6,120.00
11.	Construct Type A2 concrete curb and gutter including crushed aggregate base material per City of Industry Std. Plan No. 112	3,750	LF	17.30	64,875.00
12.	Remove and relocate existing sign	1	EA	200.00	200.00
13.	Construct PCC sidewalk per City of Industry Std Plan No. 115 including non-expansive base material	42,465	SF	5.20	220,818.00
14.	Construct Type A3 concrete curb and gutter including crushed aggregate base material per City of Industry Std. Plan No. 112, modified to have a 1" gutter with the lip a quarter of an inch below level	3,075	LF	14.70	45,202.50
15.	Construct 10" JCPC over 5" LCB over 8" Caltrans Class 2 AB including doweling into the existing concrete pavement where applicable	240,250	SF	7.20	1,729,800.00
16.	Remove existing hardscape	2,210	SF	2.20	4,862.00
17.	Construct pedestrian ramp per City of Industry Std. Plan No. 116 including non-expansive base material Case 1	7	EA	2,150.00	15,050.00
18.	Median backfill with native soil	1,700	SF	0.60	1,020.00
19.	Adjust sewer or storm drain manhole to grade (± 1" to 2")	3	EA	840.00	2,520.00
20.	Construct guardrail nosing	1	EA	3,250.00	3,250.00
21.	Remove existing landscaping and irrigation	7,580	SF	0.50	3,790.00
22.	Restore/refurbish median landscaping including irrigation	920	SF	5.10	4,692.00
23.	Construct Type B3 concrete curb and gutter including crushed aggregate base material per City of Industry Std. Plan No. 112	35	LF	39.00	1,365.00

Shading Indicates Items Added or Revised in Addenda No. 3 & 4

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
24.	Construct chain link fence per APWA Standard Plan 600-3 including barbed wire, no top rail, H=6'	900	LF	25.00	22,500.00
~~25.~~	~~Sawcut and Remove Existing Curb and Gutter and Base Material~~ **DELETED-COMBINED WITH BID ITEM NO. 2**				
26.	Construct 8" AC Curb per City of Industry Std. Plan 112	960	LF	8.25	7,920.00
27.	Construct AC Pavement	154	TON	95.00	14,630.00
28.	Construct crushed aggregate base or Caltrans Class 2 aggregate base under asphalt pavement	210	TON	20.00	4,200.00
29.	Unclassified excavation to local stockpile	14,500	CY	4.90	71,050.00
			SCHEDULE B - SUBTOTAL		2,317,874.50
SCHEDULE C – TRAFFIC SIGNAL AND STRIPING					
1.	Pavement markings and striping	1	LS		28000-
2.	Signing	1	LS		7000-
3.	Traffic signal modification - Baker/Grand intersection (poles, mast arms, and anchor bolts to be provided by the Agency per Attachment 8)	1	LS		143000-
4.	Traffic signal - A Street/Grand intersection (poles, mast arms, and anchor bolts to be provided by the Agency per Attachment 8)	1	LS		167000-
			SCHEDULE C - SUBTOTAL		345,000-
SCHEDULE D – "B" STREET IMPROVEMENTS					
1.	Construct AC pavement	9,250	TONS	64.00	592,000.00
2.	Construct crushed aggregate base or Caltrans Class 2 aggregate base under asphalt pavement	24,100	TONS	14.00	337,400.00
3.	Construct Type 'A-2' - 8" curb and 24" gutter - per City of Industry Standard 112 including base material	7,800	LF	16.20	126,360.00
4.	Construct 5' wide PCC sidewalk per City of Industry Standard 115 including base material	55,916	SF	4.60	257,213.60
5.	Construct sidewalk access ramp per City of Industry Standard 116 including base material	4	EA	1,700.00	6,800.00
6.	Construct 3' wide x 18" deep V-Ditch per Detail	2,935	LF	20.25	59,433.75
7.	Fine grading including scarifying and recompacting the subgrade for street work	336,000	SF	0.22	73,920.00
			SCHEDULE D - SUBTOTAL		1,453,127.35

Shading Indicates Items Added or Revised in Addenda No. 3 & 4

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
SCHEDULE E – STORM DRAIN IMPROVEMENTS					
1.	Install 18" RCP (D-load per plan)	187	LF	128.00	23,936.00
2.	Install 24" RCP (D-load per plan)	124	LF	139.00	17,236.00
3.	Construct manhole per APWA Standard Plan 321-2	1	EA	6,630.00	6,630.00
4.	Construct concrete collar per APWA Standard Plan 380-4	2	EA	1,150.00	2,300.00
5.	Flared end section Type B per Caltrans Standard Plan D94A	1	EA	2,600.00	2,600.00
6.	Construct curb opening catch basin per APWA Standard Plan 300-3 including local depression per City of Industry Standard Plan No. 212 (w=10 feet)	4	EA	8,000.00	32,000.00
7.	Construct curb opening catch basin per APWA Standard Plan 300-3 including local depression per City of Industry Standard Plan No. 212 (w=4 feet)	1	EA	6,700.00	6,700.00
8.	Install 8" schedule 40 perforated subdrain	827	LF	74.00	61,198.00
9.	Install 12" schedule 40 perforated subdrain	182	LF	110.00	20,020.00
10.	Install 18" schedule 40 perforated subdrain	226	LF	178.00	40,228.00
11.	Construct basin outlet structure per plan	1	EA	92,000.00	92,000.00
12.	Construct impact energy dissipator per plan	1	EA	127,000.00	127,000.00
13.	Medium gravel in basin	3,700	CY	57.00	210,900.00
14.	Medium sand in basin	1,850	CY	56.00	103,600.00
15.	Remove and relocate existing rip rap around the perimeter of the basin at the direction of the engineer	1	LS		50000 -
				SCHEDULE E - SUBTOTAL	796,348 -
SCHEDULE F – SEWER IMPROVEMENTS					
1.	Sewer diversion	1	LS		27,000.00
2.	Remove & replace existing AC pavement for sewer line installation	4,057	SF	8.90	36,107.30
3.	Install 8" extra strength vitrified clay pipe	460	LF	74.00	34,040.00
4.	Install 10" extra strength vitrified clay pipe	4,058	LF	94.00	381,452.00
5.	Install 12" extra strength vitrified clay pipe	605	LF	141.00	85,305.00
6.	Install 12" welded ductile iron pipe	141	LF	161.00	22,701.00

Shading Indicates Items Added or Revised in Addendum No. 3

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
7.	Construct standard manhole per Los Angeles County Department of Public Works Standard Plan 2003-2	18	EA	5,800.00	104,400.00
8.	Construct shallow manhole per APWA Standard Plan 201-2	4	EA	5,800.00	23,200.00
9.	Jack & bore 24" steel casing	100	LF	1,200.00	120,000.00
				SCHEDULE F - SUBTOTAL	834,205.30
SCHEDULE G – ELECTRICAL					
IPUC SUBSTRUCTURE WORK					
1.	Trenching and backfill in asphalt (includes surface restoration)	528	LF	51.00	26,928.00
2.	Trenching and backfill in dirt	10,323	LF	14.30	147,618.90
3.	8-6" conduit with full encasement (2.02 sack)	4,160	LF	57.00	237,120.00
4.	6-6" conduit with full encasement (2.02 sack)	899	LF	43.00	38,657.00
5.	4-6" conduit with full encasement (2.02 sack)	4,013	LF	28.50	114,370.50
6.	2-6" conduit with full encasement (2.02 sack)	2,170	LF	14.30	31,031.00
7.	4-5" conduit with full encasement (2.02 sack)	30	LF	26.50	795.00
8.	2-5" conduit with full encasement (2.02 sack)	659	LF	13.25	8,731.75
9.	2-4" conduit with full encasement (2.02 sack)	4,808	LF	12.25	58,898.00
10.	1-4" conduit with full encasement (2.02 sack)	30	LF	7.00	210.00
11.	1-3" conduit with full encasement (2.02 sack)	6,827	LF	5.60	38,231.20
12.	1-2" conduit with full encasement (Communication) (2.02 sack)	11,340	LF	4.10	46,494.00
13.	Bore (includes pits & casing)	110	LF	835.00	91,850.00
14.	PME box pad 78"x90"	9	EA	2,600.00	23,400.00
15.	Vault (pre-cast manhole 6'x12'x7')	11	EA	23,500.00	258,500.00
16.	Vault (pre-cast manhole 7'x14'x8')	3	EA	27,500.00	82,500.00
17.	Transformer pad (pre-cast 48"x54")	4	EA	1,600.00	6,400.00
18.	1-5" conduit with full encasement (2.02 sack)	110	LF	7.00	770,000.00
VERIZON SUBSTRUCTURE WORK					

Shading Indicates Items Added or Revised in Addendum No. 3

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
19.	4-4" Telco Conduit with sand shaded	3,774	LF	20.40	76,989.60
20.	2-4" Telco Conduit with sand shaded	5,125	LF	~~10.25~~ 10.20	52,275.00
21.	Verizon vaults (6'x12'x7")	10	EA	12,300.00	123,000.00
IPUC STREET LIGHT SUBSTRUCTURES					
22.	Trench street light only in dirt	6,178	LF	6.15	37,994.70
23.	Concrete handholes (10.5"x17"x12")	76	EA	205.00	15,580.00
24.	1.5" Schedule 40 conduit (sand shaded)	4,533	LF	5.60	25,384.80
25.	3" Schedule 40 conduit (sand shaded)	5,027	LF	4.60	23,124.20
SOUTHERN CALIFORNIA GAS CO. TRENCH WORK					
26.	Gas line trench including bedding, shading, and backfill per Southern California Gas Company specifications	3,840	LF	13.50	51,840.00
				SCHEDULE G - SUBTOTAL	1,618,693.65
SCHEDULE H – LANDSCAPE AND IRRIGATION					
1.	Booster pump system for system 'E'	1	EA	34,700.00	34,700.00
2.	Irrigation controller assembly 'A' (controller, enclosure, master valve relay, surge protectors, grounding rod kits, hydrometers, valve decoders, sensor decoder, two-wire cable, mounting pad)	1	EA	18,870.00	18,870.00
3.	Irrigation Controller Assembly 'B' (Controller, Enclosure, Master Valve Relay, Surge Protectors, Grounding Rod Kits, Hydrometers, Valve Decoders, Sensor Decoder, Two-Wire Cable, Mounting Pad)	1	EA	24,480.00	24,480.00
4.	Irrigation Controller Assembly 'C' (Controller, Enclosure, Master Valve Relay, Surge Protectors, Grounding Rod Kits, Hydrometers, Valve Decoders, Sensor Decoder, Two-Wire Cable, Mounting Pad)	1	EA	29,600.00	29,600.00
5.	Irrigation Controller Assembly 'D' (Controller, Enclosure, Master Valve Relay, Surge Protectors, Grounding Rod Kits, Hydrometers, Valve Decoders, Sensor Decoder, Two-Wire Cable, Mounting Pad)	1	EA	24,500.00	24,500.00
6.	Irrigation Controller Assembly 'E' (Controller, Enclosure, Master Valve Relay, Surge Protectors, Grounding Rod Kits, Hydrometers, Valve Decoders, Sensor Decoder, Two-Wire Cable, Mounting Pad)	1	EA	27,600.00	27,600.00
7.	Purple Class 200 PVC Gasketed Type Recycled Water Pressure Mainline with Ductile Iron Joints/Joint Restraints - 6"	2,070	LF	20.40	42,228.00
8.	Purple Schedule 40 PVC Solvent Weld Type Recycled Water Pressure Mainline - 4"	17,340	LF	8.15	141,321.00

Shading Indicates Items Added or Revised in Addendum No. 3

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
9.	Purple Class 315 PVC Solvent Weld Type Recycled Water Pressure Mainline - 3"	13,670	LF	7.15	97,740.50
10.	UVR Schedule 40 PVC Solvent Weld Type Pressure Mainline On-Grade - 6"	240	LF	12.25	2,940.00
11.	UVR Schedule 40 PVC Solvent Weld Type Pressure Mainline On-Grade - 4"	680	LF	8.15	5,542.00
12.	UVR Schedule 40 PVC Solvent Weld Type Pressure Mainline On-Grade - 3"	710	LF	6.15	4,366.50
13.	Purple Schedule 40 PVC Mainline Sleeve - 12"	40	LF	31.00	1,240.00
14.	Purple Schedule 40 PVC Mainline Sleeve - 8"	150	LF	17.00	2,550.00
15.	Purple Schedule 40 PVC Mainline Sleeve - 6"	410	LF	12.00	4,920.00
16.	Purple Schedule 40 PVC Wire Sleeve - 1 1/2"	600	LF	4.00	2,400.00
17.	UVR Schedule 40 PVC Wire Sleeve for On-Grade Wire Runs - 1 1/2"	1,630	LF	3.20	5,216.00
18.	Purple Schedule 40 PVC Solvent Weld Type Recycled Water Buried Lateral Line - 3"	2,700	LF	6.10	16,470.00
19.	Purple Schedule 40 PVC Solvent Weld Type Recycled Water Buried Lateral Line - 2 1/2"	11,500	LF	5.15	59,225.00
20.	Purple Schedule 40 PVC Solvent Weld Type Recycled Water Buried Lateral Line - 2"	10,600	LF	4.30	45,580.00
21.	Purple Schedule 40 PVC Solvent Weld Type Recycled Water Buried Lateral Line - 1 1/2"	5,700	LF	3.90	22,230.00
22.	Purple Schedule 40 PVC Solvent Weld Type Recycled Water Buried Lateral Line - 1 1/4"	8,600	LF	3.80	32,680.00
23.	Purple Schedule 40 PVC Solvent Weld Type Recycled Water Buried Lateral Line - 1"	9,900	LF	3.60	35,640.00
24.	Purple Schedule 40 Solvent Weld Type Recycled Water Buried Lateral Line - 3/4"	26,000	LF	3.40	88,400.00
25.	UVR Schedule 40 PVC Solvent Weld Type On-Grade Lateral Line - 3"	100	LF	6.00	600.00
26.	UVR Schedule 40 PVC Solvent Weld Type On-Grade Lateral Line - 2 1/2"	200	LF	5.00	1,000.00
27.	UVR Schedule 40 Solvent Weld Type On-Grade Lateral Line - 2"	3,200	LF	3.60	11,520.00
28.	UVR Schedule 40 PVC Solvent Weld Type On-Grade Lateral Line - 1 1/2"	9,900	LF	3.20	31,680.00
29.	UVR Schedule 40 PVC Solvent Weld Type On-Grade Lateral Line - 1 1/4"	31,000	LF	2.90	89,900.00
30.	UVR Schedule 40 PVC Solvent Weld Type On-Grade Lateral Line - 1"	28,500	LF	2.55	72,675.00
31.	UVR Schedule 40 PVC Solvent Weld Type On-Grade Lateral Line - 3/4"	56,000	LF	2.20	123,200.00
32.	Cal-Val Pressure Regulator - 4"	1	EA	5,100.00	5,100.00
33.	Yardney SB-3 Series Basket Strainer with Purple Epoxy Coating –Flanged 80 Mesh	2	EA	3,700.00	7,400.00

Shading Indicates Items Added or Revised in Addendum No. 3

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
34.	Yardney SB-4 Series Basket Strainer with Purple Epoxy Coating –Flanged 80 Mesh	3	EA	4,600.00	13,800.00
35.	Nibco F-619-SON Series Flanged Iron Gate Valve- 4" and Larger	53	EA	1,600.00	84,800.00
36.	Nibco T-580-70 Two Piece Bronze Ball Valve- 3" and Smaller	26	EA	780.00	20,280.00
37.	Nelson #7645 Acme Threaded Quick Coupler	165	EA	290.00	47,850.00
38.	Jain Irrigation ARV-2 Series Air Release Valve	25	EA	370.00	9,250.00
39.	Rain Bird PESB-R+PRS-D Electric Control Valve with Pressure Regulation - 1"	161	EA	375.00	60,375.00
40.	Rain Bird PESB-R+PRS-D Electric Control Valve with Pressure Regulation - 1 1/2"	501	EA	460.00	230,460.00
41.	Rain Bird PESB-R Electric Control Valve with 1" Senninger PMR-30 Pressure Regulator and 1" Netafim 'Techfilter' with Treflan Discs - for Drip Line Systems	6	EA	400.00	2,400.00
42.	Kbi KSC-X-S Series Lateral Line Swing Check Valve – Estimated Quantity	1,500	EA	36.00	54,000.00
43.	Kbi KC2-X-S Series Lateral Line Spring Check Valve – Estimated Quantity	1,500	EA	39.00	58,500.00
44.	Rain Bird RD-12-S-P30-F-NP - Spray	1,500	EA	36.00	54,000.00
45.	Rain Bird PA-8S-PRS - Spray	1,050	EA	35.70	37,485.00
46.	Rain Bird RD-12-S-P30-F-NP - Rotary	320	EA	39.00	12,480.00
47.	Rain Bird PA-8S-PRS - Rotary	100	EA	39.00	3,900.00
48.	Rain Bird RD-04-S-P30-F-NP - Trees	1,910	EA	27.00	51,570.00
49.	Rain Bird 5012-PC/FC-R-S-NP – Rotor	575	EA	51.00	29,325.00
50.	Rain Bird 5000-PC/FC-R-S-NP – Rotor	3,950	EA	50.50	199,475.00
51.	Netafim TLRW6-12XX Drip Line Tubing	5,600	SF	1.05	5,880.00
52.	Netafim Tlavrv Series Air/Vacuum Release Valve	6	EA	62.00	372.00
53.	Netafim TL050MFV-1 Series Automatic Flush Valve	12	EA	65.00	780.00
54.	Netafim #10-F-01 Series Operation Indicator	12	EA	20.00	240.00
55.	15 Gal Trees	881	EA	97.00	85,457.00
56.	24" Box Trees	267	EA	280.00	74,760.00

Shading Indicates Items Added or Revised in Addendum No. 3

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
57.	24 B.T.H Date Palms	25	EA	4,080.00	102,000.00
58.	36" Box Trees	62	EA	612.00	37,944.00
59.	48" Box Trees	63	EA	1,326.00	83,538.00
60.	96" Box Trees	15	EA	19,380.00	290,700.00
61.	5 Gal Shrubs	3,283	EA	17.40	57,124.20
62.	15 Gal Shrubs	109	EA	92.00	10,028.00
63.	1 Gal Shrubs / Ground Cover	137,270	EA	5.85	803,029.50
64.	2 Gal Ground Cover	475	EA	21.00	9,975.00
65.	Hydroseed	318,546	SF	0.07	22,298.22
66.	3" Thick Mulch	2,438,550	SF	0.33	804,721.50
67.	Weed Abatement/Clear and Grubbing	2,754,886	SF	0.08	220,390.88
68.	Landscape Maintenance for 2,754,886 SF	12	MONTH	8,000.00	96,000.00
69.	Soil Preparation	2,754,886	SF	~~0.13~~ 0.11 (EC)	~~446,829.18~~ 303,037.46 (EC)
70.	Monument Sign, including embedded boulders	4	EA	92,000.00	368,000.00
~~71.~~	~~Boulders set in Monument Sign~~ **DELETED**				
72.	Landscape Boulders	76	EA	133.00	10,108.00
73.	River Rock Cobble Over Weed Barrier	62,113	SF	2.60	161,493.80
				SCHEDULE H - SUBTOTAL	~~5,824,183.58~~ (E.C.) 5,631,341.56
SCHEDULE I – COST TO DEFER THE START OF CONSTRUCTION					
1.	Monthly cost to defer the start of construction beyond January 4, 2016	6	MO	2000-	12000-
				SCHEDULE I - SUBTOTAL	12000-
SCHEDULE J – CONTINGENCY ITEM					
1.	Contingency for unforeseen conditions	1	LS		$4,700,000
				SCHEDULE J – SUBTOTAL	$4,700,000

Shading Indicates Items Added or Revised in Addendum No. 3

SCHEDULE A – SUBTOTAL	1,075,409.64
SCHEDULE B – SUBTOTAL	2,317,874.50
SCHEDULE C – SUBTOTAL	345,000.00
SCHEDULE D – SUBTOTAL	1,453,127.35
SCHEDULE E – SUBTOTAL	796,348.00
SCHEDULE F – SUBTOTAL	834,205.30
SCHEDULE G – SUBTOTAL	1,618,693.65
SCHEDULE H – SUBTOTAL	5,631,341.56
SCHEDULE I – SUBTOTAL	12,000.00
SCHEDULE J – SUBTOTAL	$4,700,000
GRAND TOTAL (INCLUDING CONTINGENCY)	18,784,000.00

I hereby certify that on AUG 26, 2015, RON SALCIDO, P.M. (Print Name) examined the site of the proposed work, and the undersigned, fully understands the scope of work and has checked carefully all words and figures inserted in this Bid Schedule.

By:

AU AMERICAN ASPHALT
CONTRACTOR NAME

ecarlson@allamericanasphalt.com
EMAIL ADDRESS

1000001051
DIR #

EDWARD J. CARLSON, V.P.
PRINT NAME

SIGNATURE

BIDDER'S INFORMATION SHEET

Receipt of the following addenda is hereby acknowledged. (If none so, state.)

#1	[signature]	#4	[signature]
#2	[signature]	#5	[signature]
#3	[signature]	#6	[signature]

RETENTION MONEY OPTION: Please initial one of the following options.

(H) 1. I will provide securities in lieu of monies to be withheld to ensure performance under the contract as per Paragraph 65, General Provisions.
Initials

____ 2. I will not provide securities in lieu of monies to ensure performance under the contract.
Initials

ALL AMERICAN ASPHALT	[signature]
Bidder	Signature
P.O. Box 2229	EDWARD J. CARLSON
Mailing Address	Print Name
CORONA, CA 92878	VICE PRESIDENT
City/State/Zip	Title
(951) 736-7600	# 267073 A, C-12
Telephone	License No./Class
(951) 736-7646	1-31-16
Fax	Expiration Date

Underline one of the following: The Bidder is a (Partnership) (Corporation) (Individual).

The names of all persons, firms or corporations interested in this sealed bid are: (See Section B, Page B-2, Item 4 - Signature of Sealed Bid). ALL AMERICAN ASPHALT - CORP.
MARK LUER, PRESIDENT
EDWARD J. CARLSON, VICE PRES.
MICHAEL FARKAS, SECRETARY

AFFIX CORPORATE SEAL

CONTRACTORS LICENSE AFFIDAVIT

STATE OF CALIFORNIA)
RIVERSIDE)
COUNTY OF ~~LOS ANGELES~~)

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

CONTRACT NO. IBC-0384

EDWARD J. CARLSON, being first duly sworn, deposes and says that
Name

he ~~or she~~ is VICE PRESIDENT, of ALL AMERICAN ASPHALT,
Title Name of Firm

#267073 A, C-12
License Number Classification

1-31-16
Expiration Date

The party making the foregoing bid, is a licensed contractor and understands the information shown above shall be included with the bid, and understands that any bid not containing this information, or if this information is subsequently proven to be false, shall be considered non-responsive and shall be rejected by the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SEPT. 14, 2015
DATE

SIGNATURE EDWARD J. CARLSON, V.P.

BIDDER'S LIST OF CONSTRUCTION TRADES

In submitting this bid for the following project:

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

CONTRACT NO. IBC-0384

AU AMERICAN ASPHALT certifies that:
Bidder

The following listed construction trades will be used in the work.

CEMENT MASONS
LABORERS
OPERATING ENGINEERS
TEAMSTERS

Signature of Authorized Representative of Bidder EDWARD J. CARLSON, VICE PRES.

NON-COLLUSION DECLARATION

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

CONTRACT NO. IBC-0384

CONTRACTOR: AU AMERICAN ASPHALT

BUSINESS ADDRESS: P.O. Box 2229
CORONA, CA 92878

In submitting this bid for the project:

I, EDWARD J. CARLSON (Name), state that I have not directly or indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with the project.

I do hereby certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed at CORONA California, this 14th day of SEPTEMBER, 2015.

SIGNATURE EDWARD J. CARLSON, V.P.

SUBCONTRACTORS LISTING - PAGE 1

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

CONTRACT NO. IBC-0384

(See Paragraph 13 - Instructions to Bidders)

1. Name: HYDRO SPROUT
   Address: 460-A CORPORATE DR. - ESCONDIDO, CA
   Email: dean@hydrosprout.com
   Telephone #: 760-432-8233 Fax #: 760-432-8146
   License #: 582303 DIR# 1000005171
   Portion of Work: HYDROSEED

2. Name: SOUTHWEST V DITCH
   Address: 3625 PLACENTIA LANE - RIVERSIDE, CA
   Email: keith@swvditch.com
   Telephone #: 951-300-2973 Fax #: 951-781-2774
   License #: 569779 DIR# 1000004410
   Portion of Work: V DITCH

3. Name: ACE FENCE COMPANY
   Address: 727 GLENDORA AVE. LA PUENTE
   Email: N/A
   Telephone #: 626.333.0727 Fax #: 626.333.7843
   License #: 996577 DIR# 1000004092
   Portion of Work: FENCE & GUARD RAIL

SUBCONTRACTORS LISTING - PAGE 2

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

CONTRACT NO. IBC-0384
(See Paragraph 13 - Instructions to Bidders)

4. Name: KATO LANDSCAPE

Address: 18182 BUCHARD ST. FOUNTAIN VALLEY

Email: KATO.LANDS@YAHOO.COM

Telephone #: 714.963.4615 Fax #: 714.963.6424

License #: 806122 DIR# 1000000082

Portion of Work: LANDSCAPE - PORTION

5. Name: MSL ELECTRIC

Address: 4938 E. LA PALMA AVE. ANAHEIM

Email: BRYAN@MSLELECTRIC.COM

Telephone #: 714.693.4837 Fax #: 714.693.4838

License #: 822450 DIR# 1000000550

Portion of Work: TRAFFIC SIGNAL

6. Name: A.D. WILSON

Address: 4078 CRESTVIEW DR. NORCO

Email: N/A

Telephone #: 951.737.3822 Fax #: 951.737.9528

License #: 333979 DIR# 1000027035

Portion of Work: ELECTRICAL

SUBCONTRACTORS LISTING - PAGE 2

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 384

INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES & SLOPE LANDSCAPING AND GRAND AVENUE WIDENING

CONTRACT NO. IBC-0384
(See Paragraph 13 - Instructions to Bidders)

4. Name: BRAVO SIGN & DESIGN

Address: 520 S. CENTRAL PARK AVE. E ANAHEIM, CA

Email: N/A

Telephone #: 714.284.0500 Fax #: 714.284.0300

License #: 641391 DIR# 1000006083

Portion of Work: MONUMENT SIGN

5. Name: BC TRAFFIC SPECIALIST

Address: 638 W. SOUTHERN AVE ORANGE, CA

Email: N/A

Telephone #: 714.974.1190 Fax #: 714.974.1753

License #: 877686 DIR# 1000005503

Portion of Work: STRIPING & SIGNS

6. Name: O DUFFY CONSTRUCTION

Address: 24034 GUNTHER RD. ROMOLAND, CA

Email: N/A

Telephone #: 951.928.0992 Fax #: 951.928.9997

License #: 647025 DIR# 1000012167

Portion of Work: STORM DRAIN & SEWER - PORTION

CONTRACTORS STATE LICENSE BOARD

Contractor's License Detail for License # 267073

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure, a link for complaint disclosure will appear below. Click on the link or button to obtain complaint and/or legal action information.
Per B&P 7071.17 , only construction related civil judgments reported to the CSLB are disclosed.
Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.
Due to workload, there may be relevant information that has not yet been entered onto the Board's license database.

Data current as of 9/15/2015 4:44:52 PM

Business Information

ALL AMERICAN ASPHALT
P O BOX 2229
CORONA, CA 92878
Business Phone Number:(951) 736-7600

Entity Corporation
Issue Date 01/19/1971
Expire Date **01/31/2016**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

A - GENERAL ENGINEERING CONTRACTOR
C12 - EARTHWORK AND PAVING

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with FIDELITY AND DEPOSIT COMPANY OF MARYLAND.
Bond Number: 08727441
Bond Amount: $12,500
Effective Date: 01/01/2007
Contractor's Bond History

Bond of Qualifying Individual

This license filed Bond of Qualifying Individual number **LPM7627119** for LUER MARK ALBERT in the amount of **$12,500** with FIDELITY AND DEPOSIT COMPANY OF MARYLAND.
Effective Date: 12/30/2011
BQI's Bond History

Workers' Compensation

This license has workers compensation insurance with the ZURICH AMERICAN INSURANCE COMPANY
Policy Number:WC59320570
Effective Date: 08/01/2013
Expire Date: 08/01/2016
Workers' Compensation History

Other

Personnel listed on this license (current or disassociated) are listed on other licenses.

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

ITEM NO. 5.7

OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE

INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

TO: Oversight Board of the Successor Agency to the Industry Urban-Development Agency

FROM: Paul J. Philips, Executive Director

STAFF: John Ballas, Agency Engineer

DATE: September 14, 2015

SUBJECT: Slide Restoration – Sukut Change Order No. 3 for Industry Business Center East Side Mass Grading Contract No. IBC-0380

On June 25, 2015, the Successor Agency approved Change Order No. 3 in the estimated amount of $1,600,000 to remediate the slide which occurred underneath the proposed 2 million gallon recycled water reservoir site. The restoration work is almost complete with the final cost being about $1,825,000. Change Order No. 3 will be revised and presented to the Successor Agency at its next meeting for consideration.

The reservoir site reflects the location shown on the supplemental EIR for the 600 acre property, which was prepared for the proposed NFL Stadium Project. As shown in the attached Exhibit A, the contractor had prepared a circular pad for the reservoir and was cutting the back slope along the westerly side of the pad when the slope failed. The initial plan developed by the Successor Agency's geologist, Leighton Consulting, was to remove the entire slide by starting at the easterly property line by excavating a 1.5 to 1 slope to elevation 770. The excavation would then be cut 40 foot lower at a 3 to 1 inclination to remove all of the slide material to an elevation of 730 (see attached Exhibit B).

This plan was based upon initial borings, which appeared to indicate that the slide was 45-50 deep. At this depth, the vertical borings "shifted" giving the impression that the bottom of the slide was at 45-50 feet. After the slide stopped moving and slide removal had commenced, subsequent borings determined that the actual depth was 65-70 feet, making the full removal of the slide impractical without potentially impacting the stability of nearby homes on adjacent properties above the slide (elevation 810).

It was determined that the slide occurred along an unmapped inactive fault, which explains why the slide extended deeper than originally measured. The project drawings (see attached Exhibit C) were revised to include a wider (100'-125') buttress fill, which would be constructed up to elevation 760, which would contain the lower portion of the slide left in place. From this elevation, a 5 to 1 slope would be placed over the failed reservoir pad and the recent back cut, at the property line, would also be filled in.

In order to provide flexibility in the redesign of the area where the slide occurred, and limit concerns about future vertical settlement of the slide material left in place, a replacement location

for the 2 million gallon reservoir was studied and is shown on the attached Exhibit D. This new location is identical to the location shown in the original EIR for the IBC development, and is southerly from the location in the Supplemental EIR prepared for the NFL stadium. As before, the lower portion of the reservoir will be screened from the view of the nearby homes by a small cut into the nearby hillside.

The geological report prepared by Leighton Consulting for this southerly location shows it to be favorable with adequate slope stability to support the reservoir. The City's geological consultant, Kleinfelder, conducted a peer review and concurs with the report by Leighton. As part of the geologic studies, a trench was make across the new reservoir pad area which verified that the inactive fault does not extend through this new location which could have adversely impacted the pad stability.

As shown on Exhibit C, the buttress will also be wrapped around the northerly facing slope to support the remaining lower portion of the slide and 5 to 1 fill slope atop. In total, an additional 300,000 cubic yards of material will need to be used to construct this revised buttress fill. The additional fill material will be excavated from cut areas originally shown on the bid drawings, however, the contractor is requesting additional compensation for moving this material from a greater distance on site, considered a "long haul" premium. The estimated cost for the long haul is $428,000, and is also undergoing a peer review by Kleinfelder.

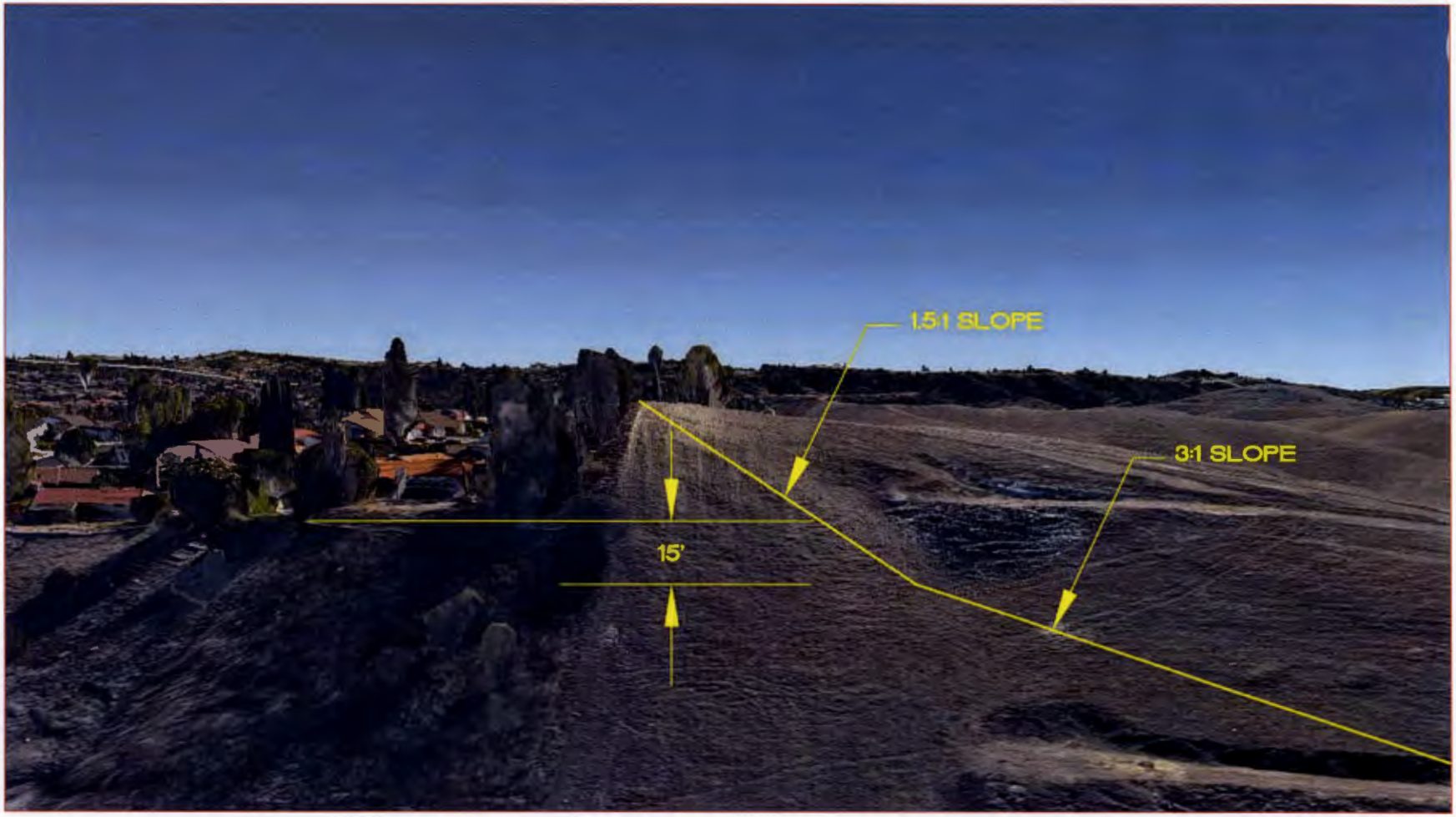
To date, $1.4M has been charged against Change Order No. 3 on a time and material basis to remove the upper portion of the slide, and to construct the lower portion of the revised buttress fill with nearby material. With the estimated $428,000 in long haul costs, the total cost for the slide remediation is about $1.9M.

PJP:JDB:mk

EXHIBIT A

SLIDE AREA (NORTH)

EXHIBIT B



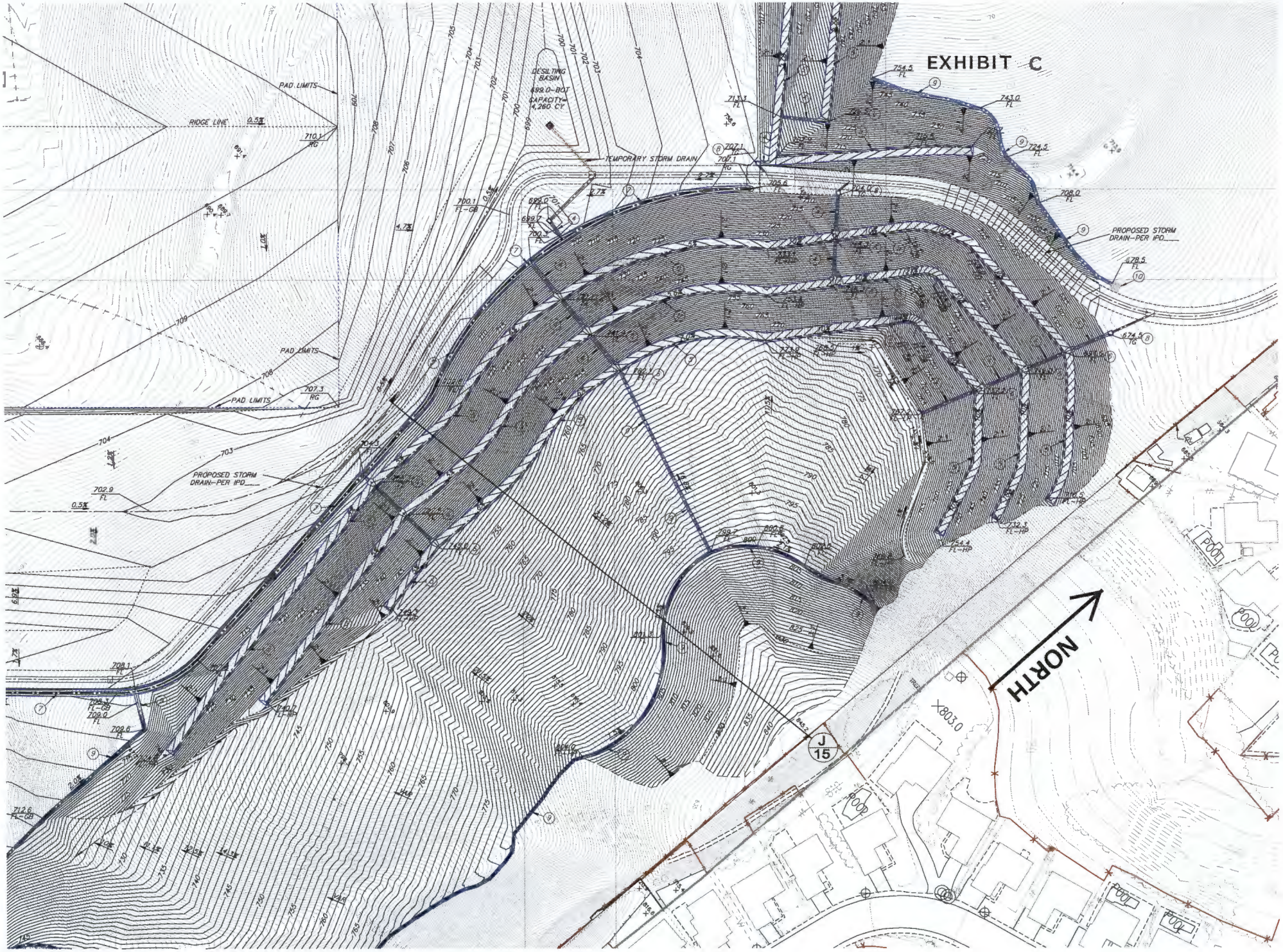
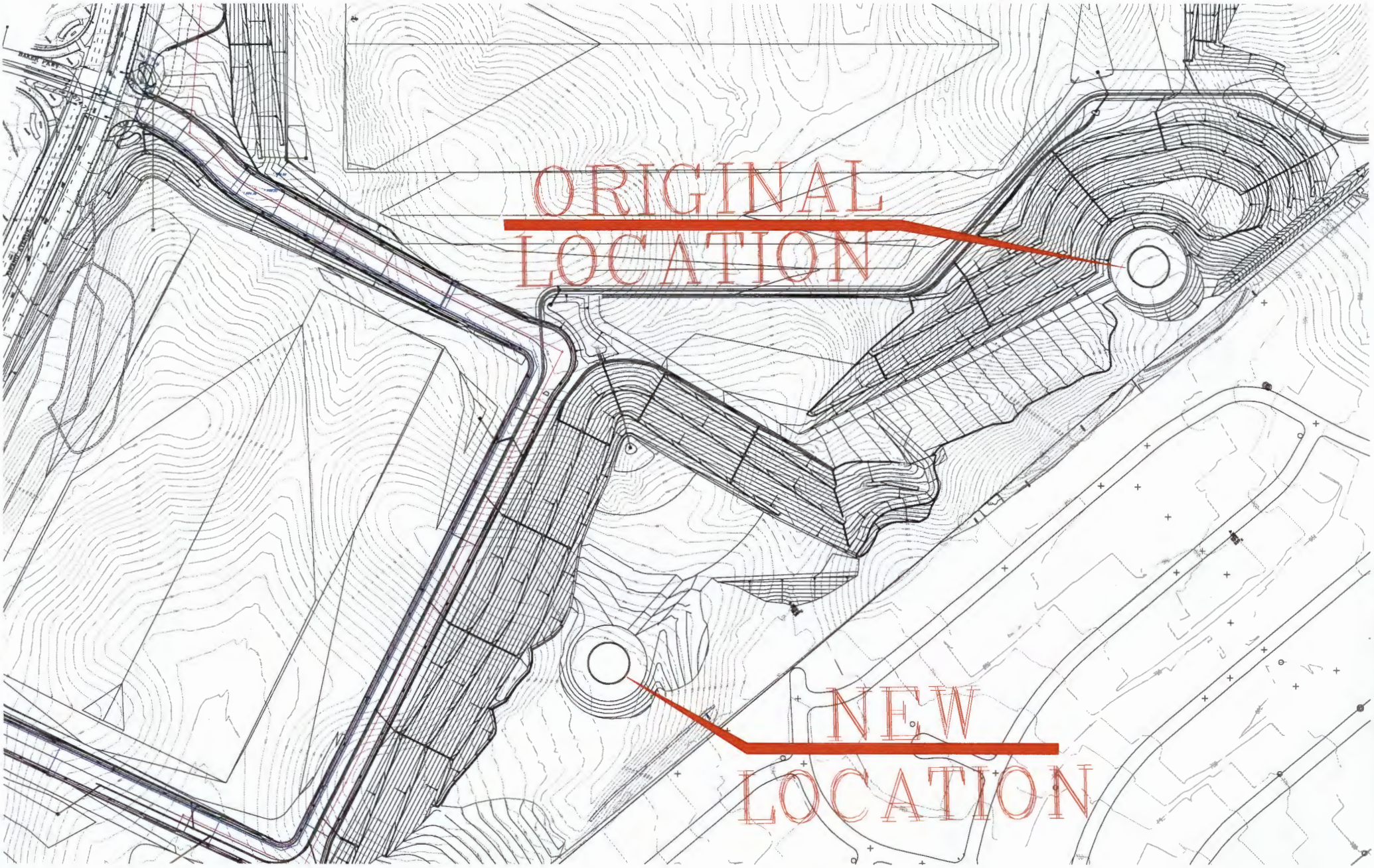


EXHIBIT C
NORTH
DESILTING BASIN
692.0-BOT
CAPACITY-4,260 CY
TEMPORARY STORM DRAIN
PAD LIMITS
RIDGE LINE
PROPOSED STORM DRAIN-PER IFD
J
15

EXHIBIT D



LIMITED GEOTECHNICAL REVIEW OF THE PROPOSED WATER RESERVOIR TANK SITE, INDUSTRY BUSINESS CENTER EAST SIDE MASS GRADING, CONTRACT NO. IBC-0380, CITY OF INDUSTRY, CALIFORNIA

Prepared for:

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
15625 East Stafford Street, #100
Industry, California 91744

Project No. 10291.005

September 16, 2015

Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

September 16, 2015

Project No. 10291.005

To: Successor Agency to the Industry Urban-Development Agency
15625 East Stafford Street, #100
Industry, California 91744

Attention: Mr. John D. Ballas, Agency Engineer

Subject: Limited Geotechnical Review of the Proposed Water Reservoir Tank Site, Industry Business Center East Side Mass Grading, Contract No. IBC-0380, City of Industry, California

In response to your request, Leighton Consulting, Inc. (Leighton) has reviewed the geotechnical conditions in the area of the new location of the proposed water tank within the Industry Business Center (IBC) East Side project (Contract No. IBC-0380) in the City of Industry, California. The new location for the water tank is near the eastern boundary in the central portion of the site. The water tank was previously planned further to the north along the eastern property line, but is being relocated due to potential settlement at the previous location where debris from a recent slope failure is being left in place. Rough grading of the IBC East project is ongoing and is being conducted in accordance with Revision #14 of the "Industry Business Center East Side Mass Grading" plan dated July 29, 2015 as well as Leighton's geotechnical reports regarding grading of the IBC East (Leighton, 2008 and 2014).

The City of Industry contracted Kleinfelder, Inc. to peer review our documents relating to the proposed rough grading plan for the reservoir tank site. As a part of their review, Kleinfelder had several questions which were outlined by Eric Noel in an email message dated August 11, 2015. This letter is intended to addresses those questions.

10532 Acacia Street, Suite B-6 ▪ Rancho Cucamonga, CA 91730-5455
909.484.2205 ▪ 909.484.2170 Fax

Proposed Grading Design

The new water tank site is located in the east central portion of the IBC East site. Design cut slopes, stabilized during the recent grading operations, are present to the north and west. An existing slope (offsite), excavated during development of the adjacent residential tract descends to the residences on the east.

The rough grading design of the water tank was prepared by PBLA Engineering and includes creation of a level pad for the new water tank at an elevation of 810 feet above mean sea level (msl). Cut slopes designed at inclinations of 2:1 (horizontal to vertical) or flatter and a maximum height of about 25 feet will ascend around the majority of the pad. The deepest planned cut is about 25 feet in depth. The majority if the tank pad and surrounding slopes are planned to be cut to design grade. The grading plan for the new water tank and surrounding area serves as the base for our Geotechnical Map (Plate 1).

Geotechnical Conditions

Leighton conducted several geotechnical studies in the area of the IBC East development and in the area of the new water tank (Leighton, 2007, 2008, 2010 and 2014). We also are providing geologic mapping and geotechnical observation and testing during grading of the IBC East. The geologic conditions in the area, based on our current mapping and previous work are illustrated on the Geotechnical Map (Plate 1).

We anticipate the tank site will be underlain by interbedded sandstone and siltstone of the Puente Formation overlain in some areas by recently placed compacted fill. The Puente Formation is generally composed of thinly bedded siltstone with sandstone interbeds that is moderately fractured, but is otherwise dense to very dense. Bedrock bedding planes in the area generally dip to north and northeast at 10 to 15 degrees, but the bedrock is locally folded and the bedding orientation is variable.

As recommend in our geotechnical reports for the IBC East (Leighton 2008, 2014), the design cut slope west of the new tank site (referred to in our previous reports as Slope 2) was stabilized during rough grading. As designed, the slope was expected to expose interbedded sandstone and siltstone with bedrock bedding planes dipping obliquely out of slope at 5 to 9 degrees. The slope was stabilized with construction of a 75-foot-wide stability buttress founded in a 20-foot-deep key. The key dimensions vary along the slope, but generally increase to the south. The geologic conditions exposed

during grading were generally more favorable than anticipated in our preliminary geotechnical reports. During grading, we mapped continuous bedding planes across the majority of the backcut. The geologic conditions as mapped during grading are shown on the Geotechnical Map (Plate 1) and Cross-section H-H' (Plate 3).

An ancient landslide (Qls-3) was previously mapped north of the tank site in the area of the current north facing slope. As designed, this north facing slope would have been a fill over cut slope. However, complete removal of landslide Qls-3 was accomplished during the recent rough grading and the slope has been completely converted to compacted fill. Elevations along the removal bottom and the geologic conditions are shown the Geotechnical Map and illustrated on Cross-section KK-KK'.

Following removal and excavation of the recommended remedial measures, compacted fill was placed to the then proposed design grade (design grade before the proposed water tank location was moved here). Compacted fill within 30 feet of design grade was placed using a minimum standard of 90 percent relative compaction at a minimum of 2 percent over optimum moisture content. Compacted fill deeper than 30 feet below design grade was placed to a minimum standard of 95 percent relative compaction at a minimum of 2 percent over optimum moisture content. The approximate limits of compacted fill and bedrock are shown on the Geotechnical Map.

When cut to design grade, we anticipate the water tank foundation will be underlain completely by bedrock; however, portions of the pad may be underlain by compacted fill.

"Slide 2" Fault Projection

The original location of the water tank was approximately 1500 feet north of the proposed site. During rough grading of the original water tank site, a slope failure informally called "Slide 2" occurred while the backcut for a replacement fill slope was being excavated. "Slide 2" was a bi-planar failure whose upper surface appeared to be controlled by a roughly north-south trending fault. Mapped exposures and orientations of the fault surface recorded during rough grading in relation to "Slide 2" are depicted in the Fault Projection Map (Figure 1).

This feature was considered to be a fault because it appeared to extend beyond the limits of the slope failure and because it included a thick gouge zone and slickenside features that extend to the surface. We would not expect such features to be associated with a new failure at the surface due to the low confining pressures. This

suggests the feature is an ancient fault. The pregrading topography of the area is not suggestive of the area being underlain by an ancient landslide, and evidence of such was not observed in the many borings drilled in the area.

The fault that controlled the upper surface of the "Slide 2" failure strikes in a direction roughly towards the new tank site. However, geologic mapping of removals in the canyon south of the new tank site and in the area of the Landslide Qls-3 removal did not identify the presence of the fault. Likewise, grading of the key and backcut for Slope 2 west of the new tank location did not identify this fault. Mapping on the backcut included broadly folded shale with bedding attitudes dipping towards the north and northwest. Continuous marker beds on the backcut were mapped without evidence of fault offset.

To further look for this feature, an approximately 150-foot-long trench was excavated in the ungraded area above the stabilized slope No. 2. This trench exposed relatively fresh bedrock from the ground surface to the bottom depth of about 10 feet (Plate 2).

The trench exposed shale with interspersed beds of very fine sandstone. Bedding generally dips towards the north (in the northeastern portion of the trench), the west (in the central portion of the trench), and the northeast (in the southwestern portion of the trench). Localized areas are more tightly folded with zones of abundant fractures. Relatively minor faulting was identified with some ruptures that extend from the bottom of the trench to the surface (a previously cut surface associated with offsite grading to the east) at the top of the trench. These faults slightly truncate bedding with vertical offsets less than 6 inches and with either no gouge or gouge thicknesses approximately 0.5 inch or less. Based on the relatively small thicknesses of gouge and the relatively minor amounts of bedrock displacement, these faults do not appear to be an extension of the "Slide 2" fault. The character of the fault with thick gouge and slickensided shear surfaces was not observed anywhere in this trench.

We did not see evidence of a fault with similar orientation in the excavations around the new tank pad. It may be that the fault extends offsite to the east or that the character and orientation of the fault changes between the old and new planned tank locations.

Slope Stability Analysis

Cross-section H-H' and KK-KK' illustrate the geologic conditions in areas considered critical to the stability of the water tank site. These sections were used to check the stability of the slopes below the proposed tank site.

Stability analysis for Section H-H' was previously conducted (Leighton, 2014). The recommended stability buttress was constructed as recommended and in our opinion, the geologic conditions exposed during grading were more favorable than anticipated and previously analyzed. Thus, it is our opinion that this slope is grossly and surficially stable as graded.

A roughly north-south trending cross section was drafted through the tank site and the design slope to the north. Cross-section, KK-KK', is located in an area where remedial removals of Landslide Qls-3 occurred. As a result of landslide removal and remedial grading, this slope was converted completely to fill.

Slope stability analysis of Cross-section KK-KK' was conducted using strength parameters used during our previous studies of the site. This slope was found to be stable with the minimum required factors of safety (1.5 for static condition; pseudostatic analysis was not conduced for slopes with an average bedding inclination of less than 12 degrees). The geotechnical cross-sections are provided on Plate 3. Slope stability analysis is provided in Appendix B.

Conclusions and Recommendations

Based on our review of past subsurface investigations, mapping during rough grading in the vicinity of the proposed reservoir tank site, as well as observations in Trench T-1, it is our opinion the proposed new water reservoir site is suitable for the tank construction from a geotechnical standpoint.

Grading for the tank pad should be conducted in accordance with the recommendations contained in our previous reports for the development except where modified in this report.

When cut to design grade, we anticipate the water tank foundation will be underlain completely by bedrock; however, portions of the pad may be underlain by compacted fill. We recommend that the proposed water reservoir tank pad be overexcavated to a minimum of 6 feet below design pad grade and replaced with compacted fill.

We also recommend that the design cut slopes around the pad be stabilized with construction of a minimum 20-foot-wide stability buttress founded in a 3-foot-deep key. Typical sub drains should be provided behind the stability buttress.

Geotechnical observation and testing should be conducted during excavation and subsequent phases of earthwork operations. The tank pad and design slopes should be mapped in detail to look for any evidence of slope instability or faults.

Our preliminary conclusions and recommendations presented in this letter should be reviewed and verified by Leighton Consulting during site grading and revised accordingly if exposed geotechnical conditions vary from our preliminary findings and interpretations.

Closure

This letter presents a summary of our review of the rough grading design in the area of the proposed water reservoir tank site. Our previous reports (Leighton Consulting, 2008 and 2014) should be reviewed for more detail regarding the geologic conditions in this area and the remainder of the Industry Business Center development.

We appreciate the opportunity to provide our services to the City of Industry on this project. If you have any questions, please call us at your convenience.

Respectfully submitted,

LEIGHTON CONSULTING, INC.

Philip A. Buchiarelli, CEG 1715
Principal Geologist

REGISTERED PROFESSIONAL ENGINEER
JASON D. HERTZBERG
No 2711
GEOTECHNICAL
STATE OF CALIFORNIA

Jason D. Hertzberg, GE 2711
Principal Geologist

SGO/PB/JDH/rsm

Attachments: References
Figure 1 - Fault Projection Map
Appendix A - Boring Log
Appendix B - Slope Stability Analysis
Plate 1 - Geotechnical Map (In Pocket)
Plate 2 - Trench Log T-1 (In Pocket)
Plate 3 - Cross Sections (In Pocket)

Distribution: (1) Addressee

REFERENCES

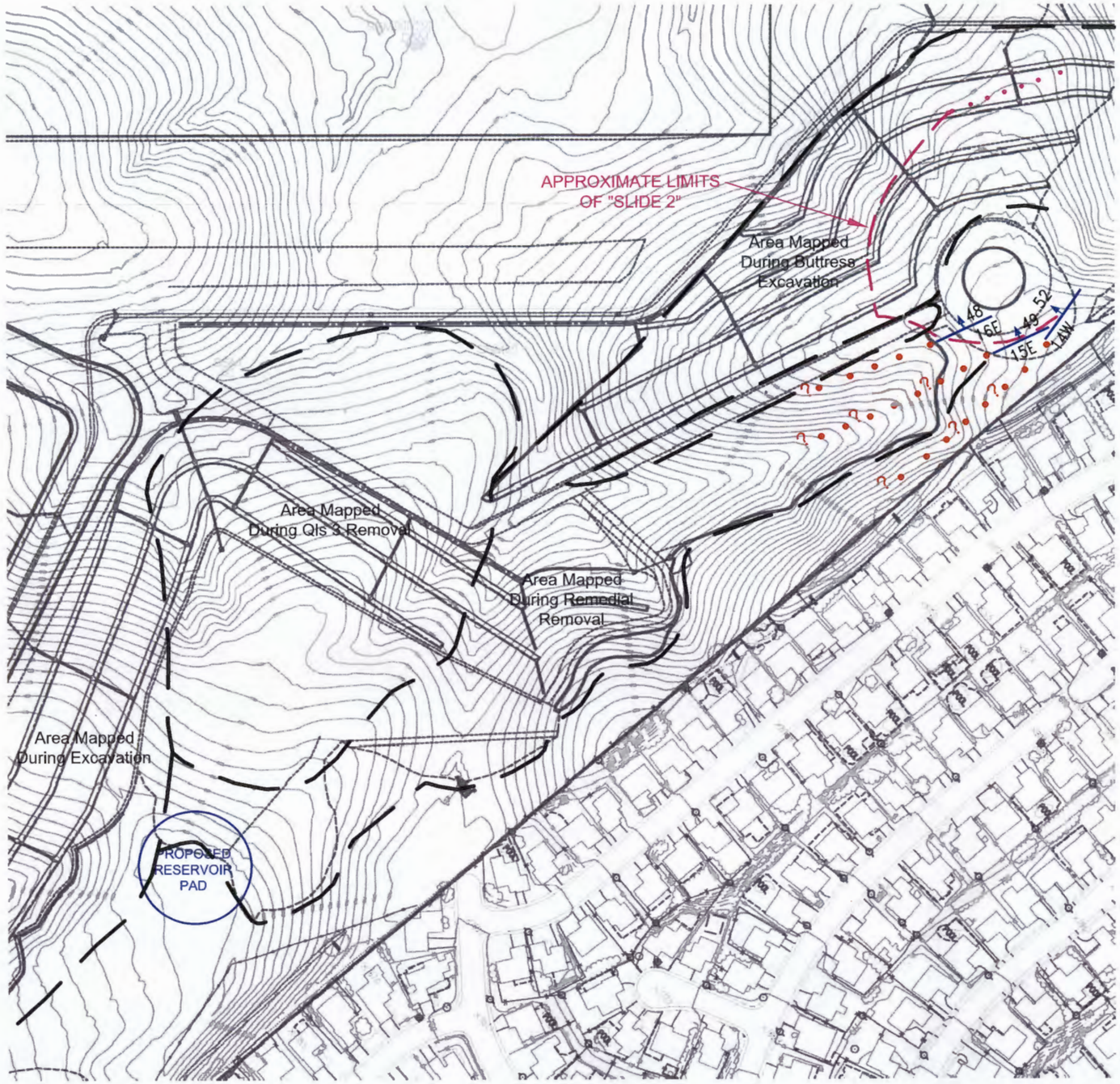
Leighton Consulting, Inc., 2007, Report of Geotechnical Conditions for Use in Development Planning, Eastern Portion of the Proposed Industry Business Center, East of Grand Avenue, North of State Route 60/57, City of Industry, California, Project No. 601180-002, dated October, 31, 2007.

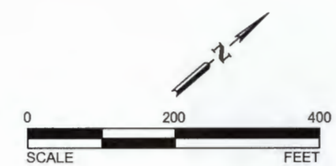
_____, 2008, Preliminary Design-Level Geotechnical Report, Proposed Los Angeles/Ridgeline Stadium Eastside Parking Area, East of Grand Avenue, North of State Routes 60/57, City of Industry, California, Project No. 602121-003, dated August 28, 2008.

_____, 2010, Limited Geotechnical Review of the Conceptual Grading Plans, Industry Business Center, East and West of Grand Avenue, North of State Routes 57/60, City of Industry, California, Project No. 602121-005, dated September 21, 2010.

_____, 2011, Limited Geotechnical Review of the Conceptual Grading Plans, Outlet Retail Option, Industry Business Center, East Side of Grand Avenue, North of State Routes 57/60, City of Industry, California, Project No. 602121-005, dated December 13, 2011.

_____, 2014, Geotechnical Review of Rough Grading Plans, Industry Business Center East Side, Improvement Project No. 380, East of Grand Avenue, North of State Routes 57/60, City of Industry, California, Project No. 10291-005, dated October 28, 2014.





FAULT PROJECTION MAP

Proposed Water Reservoir Tank Site
Industry Business Center East
City ofIndustry, California

FIGURE 1

Proj: 10291.005	Eng/Geol: JDH/PB
Scale: 1"=200'	Date: 09/2015

Drafted By: BGT | Checked By: BGT

Leighton

APPENDIX A

BORING LOG

GEOTECHNICAL BORING LOG BA-47

Date 9-28-06 | Sheet 1 of 4
Project IUDA-Industry Business Center-East | Project No. 601180-001
Drilling Co. Roy Brothers Drilling | Type of Rig Track-Mounted Auger
Hole Diameter 24" | Drive Weight Not Sampled | Drop "
Elevation Top of Hole 833' | Location East of Grand Avenue

Logged By Kay St. Peters
Sampled By

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per Six Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	DESCRIPTION	Type of Tests
	0								@ 0' Borrow area, no topsoil. @ 0' to total depth **PUENTE FORMATION BEDROCK (Tp):** interbedded medium to dark gray SILTSTONE and light brown to orange brown, fine SANDSTONE.	
830										
	5		@ 5' GB: N63°E, 38°NW						@ 5' SILTSTONE, highly fractured, crushed and mashed with SILTSTONE fragments zone~6" wide, not well defined, otherwise thinly bedded to laminated, bedding is non-continuous around the boring, general bedding attitude taken from south side of crushed zone.	
825			@ 7' B: N-S, 17°W						@ 5.5' to 7' cemented layer, below crushed zone is interbedded medium to dark gray SILTSTONE and light brown to orange-brown fine-grained SANDSTONE, thinly bedded to laminated, bedding is continuous around the boring, very tight, fractured.	
	10									
820			@ 13' GB: N15-20°E, 14°NW						@ 12' to 14' interbedded medium-to dark-gray SILTSTONE and light brown to orange-brown, fine-grained SANDSTONE, thinly bedded to laminated, bedding is continuous around the boring, very tight, highly fractured.	
	15									
815			@ 17' CS: N20°E, 10°-12°NW						@ 17' CLAY bed, white altered tuff~¼" to ½" thick, mashed appearance (not sheared) parallel to bedding, some polished CLAY laminations within SILTSTONE.	
	20		@ 20' B: N10°W, 18°SW						@ 20' to 20.5' highly folded and fractured zone, abundant polished surfaces on west side, not faulted, bedrock below is continuous SILTSTONE and SANDSTONE.	
810			@ 22' B: N10°W, 48°SW							
	25		@ 24.5' B: N20°W, 20°SW						@ 24.5 SILTSTONE and polished CLAY laminations.	
805			@ 28' GB: N80°E, 13°NW						@ 26' to 27.5' crushed and mashed zone with polished clay surfaces on west side, non-continuous bedding on northeast side, bedrock below is well-bedded medium-to dark-gray SILTSTONE and light brown to orange-brown, fine-grained SANDSTONE. @ 28' general bedding attitude.	
	30									

SAMPLE TYPES:
- SPLIT SPOON
- R RING SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

TYPE OF TESTS:

-200	200 SIEVE WASH	CR	CORROSION
DS	DIRECT SHEAR	SA	SIEVE ANALYSIS
MD	MAXIMUM DENSITY	AL	ATTERBERG LIMITS
CN	CONSOLIDATION	SE	SAND EQUIVALENT
Col	COLLAPSE	EI	EXPANSION INDEX
		RV	R-VALUE

LEIGHTON

GEOTECHNICAL BORING LOG BA-47

Date 9-28-06 | Sheet 2 of 4
Project IUDA-Industry Business Center-East | Project No. 601180-001
illing Co. Roy Brothers Drilling | Type of Rig Track-Mounted Auger
Hole Diameter 24" | Drive Weight Not Sampled | Drop "
Elevation Top of Hole 833' | Location East of Grand Avenue

Logged By Kay St. Peters
Sampled By

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per Six Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	DESCRIPTION	Type of Tests
	30									
800			@ 32' B: N85°W, 12°NE						@ 33.5' tuff layer along bedding.	
	35		@ 35' B: N83°W, 12°NE							
795										
	40									
790			@ 42' B: N84°E, 7°NE							
	45								@ 44.5' to 46.5' cemented layer.	
785										
	50		@ 49' B: N60°E, 14°NW						@ 49' gradual change in bedding orientation due to folding.	
780			@ 52' B: N68°E, 16°NW						@ 51' to 53' abundant altered tuff seams interbedded with SILTSTONE~ ¼" to ½" thick, altered to pale orange brown CLAY, crushed and sheared, polished clay surfaces, softer than siltstone, bedding is continuous around the boring, no offset.	
	55									
775			@ 59' B: N80°E, 14°NW						@ 59' gradual change in bedding orientation due to folding.	
	60									

PLE TYPES:
SPLIT SPOON
R RING SAMPLE
B BULK SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:
-200 200 SIEVE WASH
DS DIRECT SHEAR
MD MAXIMUM DENSITY
CN CONSOLIDATION
Col COLLAPSE
CR CORROSION
SA SIEVE ANALYSIS
AL ATTERBERG LIMITS
SE SAND EQUIVALENT
EI EXPANSION INDEX
RV R-VALUE

LEIGHTON

GEOTECHNICAL BORING LOG BA-47

Date 9-28-06 | Sheet 3 of 4
Project IUDA-Industry Business Center-East | Project No. 601180-001
Drilling Co. Roy Brothers Drilling | Type of Rig Track-Mounted Auger
Hole Diameter 24" | Drive Weight Not Sampled | Drop "
Elevation Top of Hole 833' | Location East of Grand Avenue

Logged By Kay St. Peters
Sampled By

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per Six Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	DESCRIPTION	Type of Tests
	60								@ 61' to 62' crushed zone, bedrock below has a change in bedding orientation due to folding.	
770			@ 62' B: N38°E, 10°NW							
	65		@ 64' B: N75°E, 17°NW						@ 64' to 66' sharp fold.	
			@ 66' B: N72°W, 25°NE							
765			@ 68' B: N75°W, 33°NE							
	70		@ 71' B: N75°W, 42°NE							
760										
	75		@ 74' B: N80°W, 20°NE							
755										
	80		@ 80' B: N80°W, 16°NE							
750										
	85		@ 85' B: N84°W, 14°N						@ 85.5' to 86.5' cemented layer.	
745			@ 89' B: N78°W, 12°NE							
	90									

SAMPLE TYPES:
SPLIT SPOON
R RING SAMPLE
B BULK SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:
-200 200 SIEVE WASH
DS DIRECT SHEAR
MD MAXIMUM DENSITY
CN CONSOLIDATION
Col COLLAPSE
CR CORROSION
SA SIEVE ANALYSIS
AL ATTERBERG LIMITS
SE SAND EQUIVALENT
EI EXPANSION INDEX
RV R-VALUE

LEIGHTON

GEOTECHNICAL BORING LOG BA-47

Date 9-28-06 | Sheet 4 of 4
Project IUDA-Industry Business Center-East | Project No. 601180-001
Drilling Co. Roy Brothers Drilling | Type of Rig Track-Mounted Auger
Hole Diameter 24" | Drive Weight Not Sampled | Drop "
Elevation Top of Hole 833' | Location East of Grand Avenue

Logged By Kay St. Peters
Sampled By

Elevation Feet	Depth Feet	Graphic Log (N S)	Attitudes	Sample No.	Blows Per Six Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	DESCRIPTION	Type of Tests
	90		@ 91' B: N75°W, 15°NE							
740										
	95									
735									Total depth drilled = 96' Downhole logged to 94' No ground water was encountered. Backfilled with soil cuttings on 9/28/2006	
	100									
730										
	105									
725										
	110									
720										
	115									
715										
	120									

SAMPLE TYPES:
S SPLIT SPOON
R RING SAMPLE
B BULK SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:
-200 200 SIEVE WASH
DS DIRECT SHEAR
MD MAXIMUM DENSITY
CN CONSOLIDATION
Col COLLAPSE
CR CORROSION
SA SIEVE ANALYSIS
AL ATTERBERG LIMITS
SE SAND EQUIVALENT
EI EXPANSION INDEX
RV R-VALUE

LEIGHTON

APPENDIX B

SLOPE STABILITY ANALYSIS

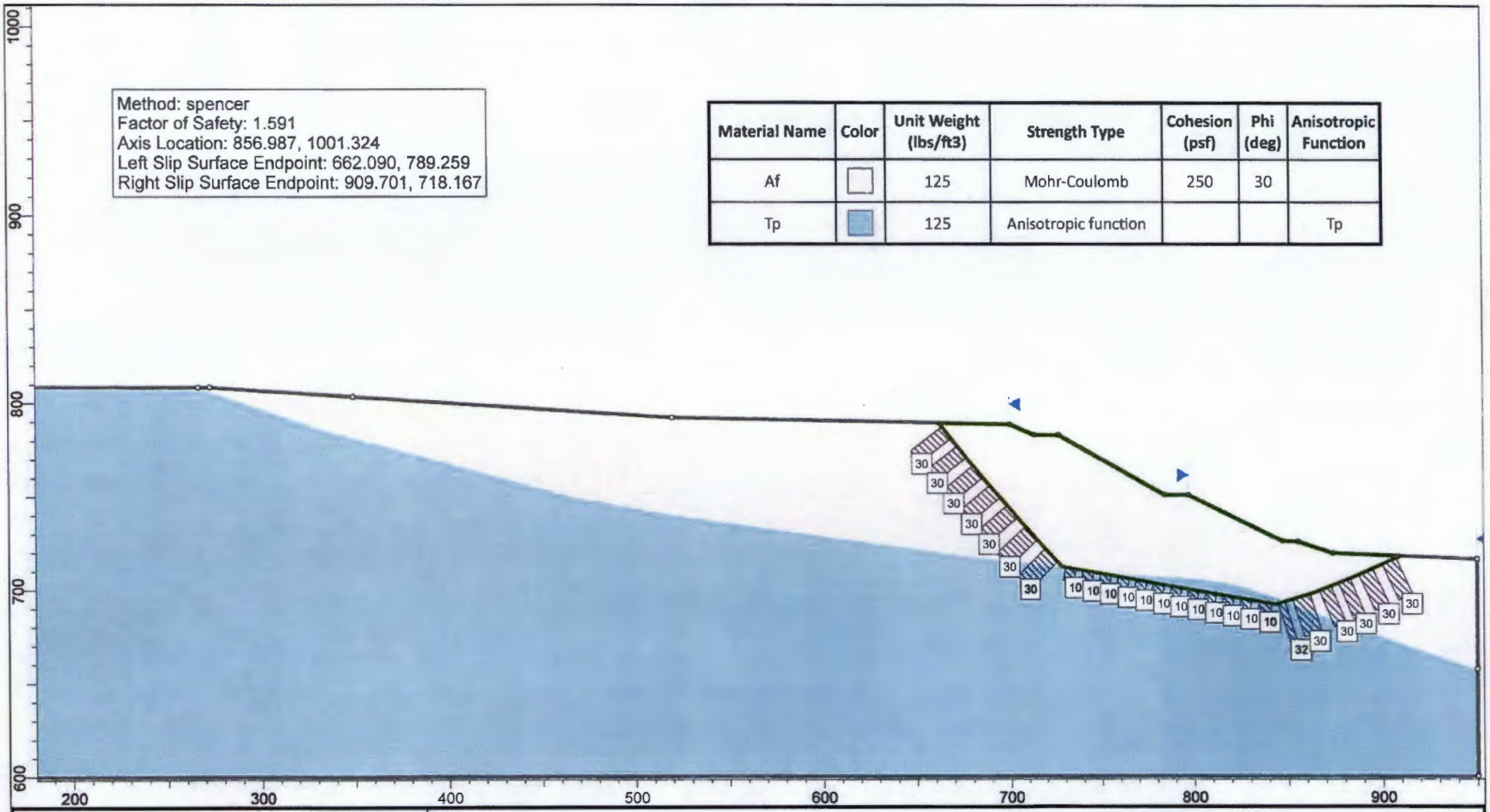
Section KK-KK'

Path Search for Failure Surface

P:\INFOCUS PROJECTS\10001-10499\10291 IUDA Diamond Bar Creek\005 East Side Grading\Analyses\SLIDE\Section KK-KK'\KK - KK' Cross Section 8-2015 - Fill Failure 4.slim

Method: spencer
Factor of Safety: 1.591
Axis Location: 856.987, 1001.324
Left Slip Surface Endpoint: 662.090, 789.259
Right Slip Surface Endpoint: 909.701, 718.167

Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)	Anisotropic Function
Af		125	Mohr-Coulomb	250	30	
Tp		125	Anisotropic function			Tp



Project: IUDA Slope Stability			
Analyzed By: J. Dupre	Units: feet	Scale: 1:900	10291.005
Date: September 2015	Condition: Static		

SLIDEINTERPRET 6.036

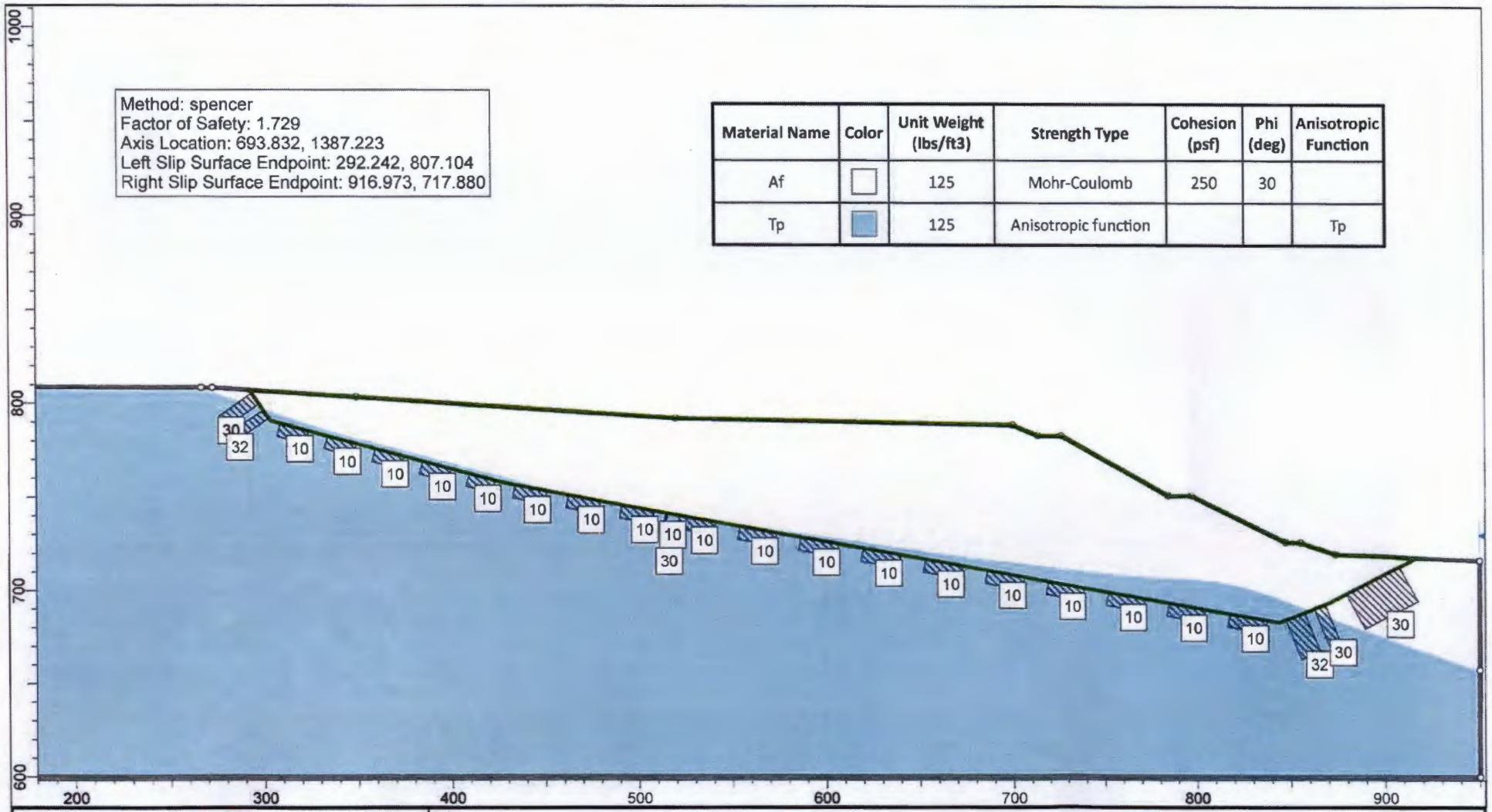
Section KK-KK'

Block Search for Failure Surface

P:\INFOCUS PROJECTS\10001-10499\10291 IUDA Diamond Bar Creek\005 East Side Grading\Analyses\SLIDE\Section KK-KK'\KK - KK' Cross Section 8-2015 - Deep Failure 5.slim

Method: spencer
Factor of Safety: 1.729
Axis Location: 693.832, 1387.223
Left Slip Surface Endpoint: 292.242, 807.104
Right Slip Surface Endpoint: 916.973, 717.880

Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)	Anisotropic Function
Af		125	Mohr-Coulomb	250	30	
Tp		125	Anisotropic function			Tp



Project: IUDA Slope Stability			
Analyzed By: J. Dupre	Units: feet	Scale: 1:900	10291.005
Date: September 2015	Condition: Static		

SLIDEINTERPRET 6.036

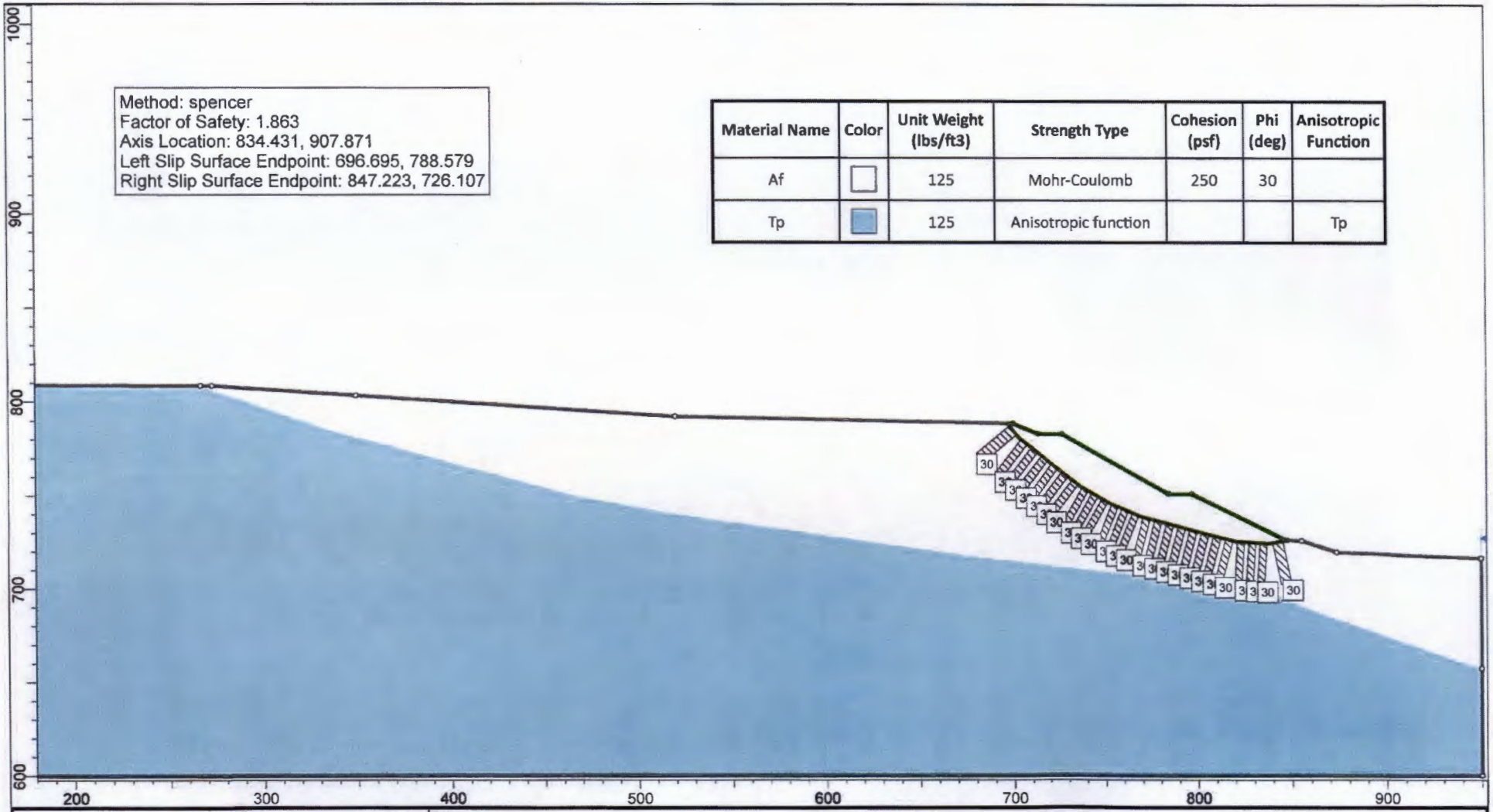
Section KK-KK'

Path Search for Failure Surface

P:\INFOCUS PROJECTS\10001-10499\10291 IUDA Diamond Bar Creek\005 East Side Grading\Analyses\SLIDE\Section KK-KK'\KK - KK' Cross Section 8-2015 - Fill Failure 2.slim

Method: spencer
Factor of Safety: 1.863
Axis Location: 834.431, 907.871
Left Slip Surface Endpoint: 696.695, 788.579
Right Slip Surface Endpoint: 847.223, 726.107

Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)	Anisotropic Function
Af		125	Mohr-Coulomb	250	30	
Tp		125	Anisotropic function			Tp



Project	IUDA Slope Stability		
Analyzed By: J. Dupre	Units: feet	Scale: 1:900	10291.005
Date: September 2015	Condition: Static		

SLIDEINTERPRET 6.036

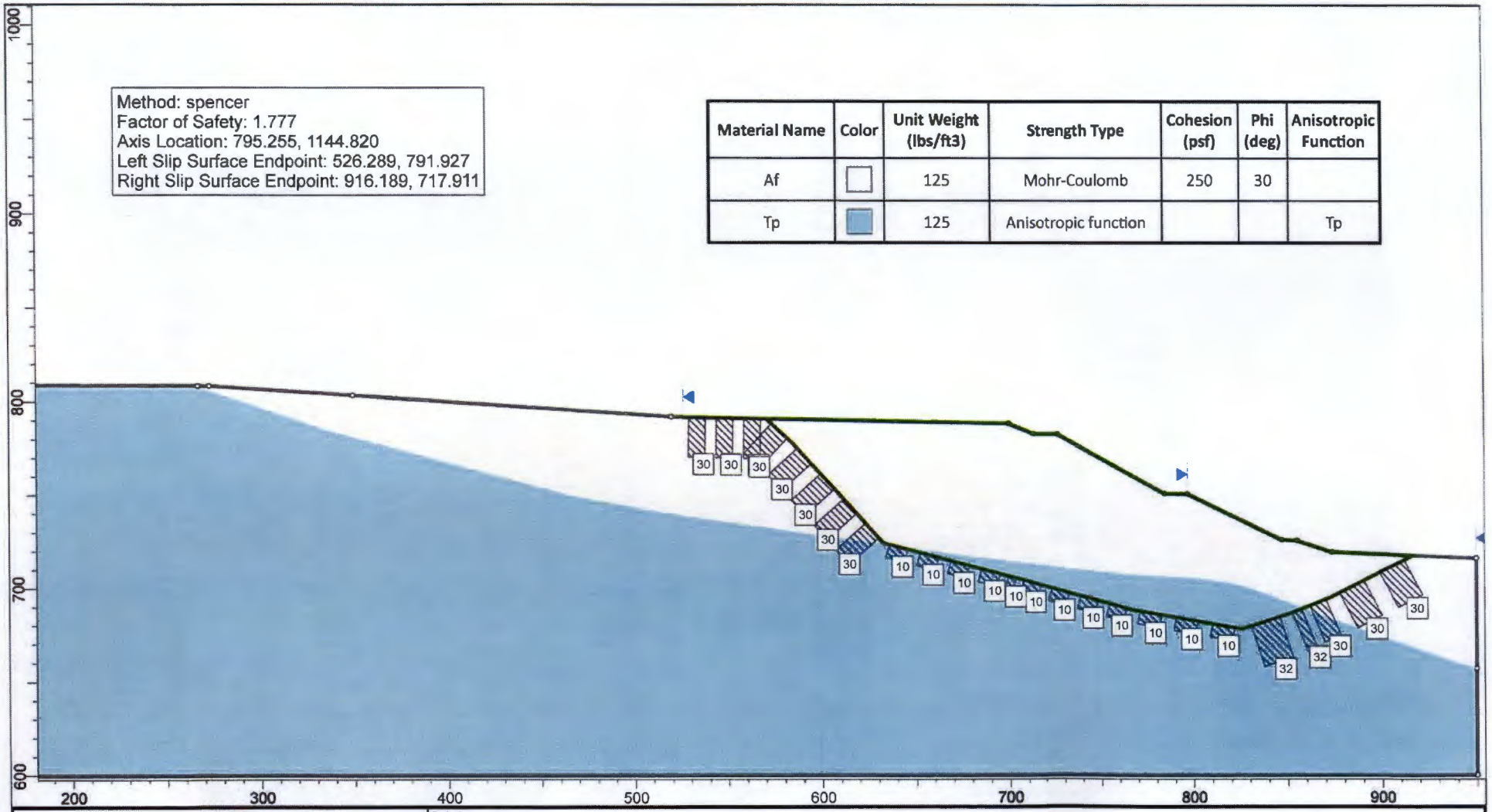
Section KK-KK'

Path Search for Failure Surface

P:\INFOCUS PROJECTS\10001-10499\10291 IUDA Diamond Bar Creek\005 East Side Grading\Analyses\SLIDE\Section KK-KK'\KK - KK' Cross Section 8-2015 - Fill Failure 3.slim

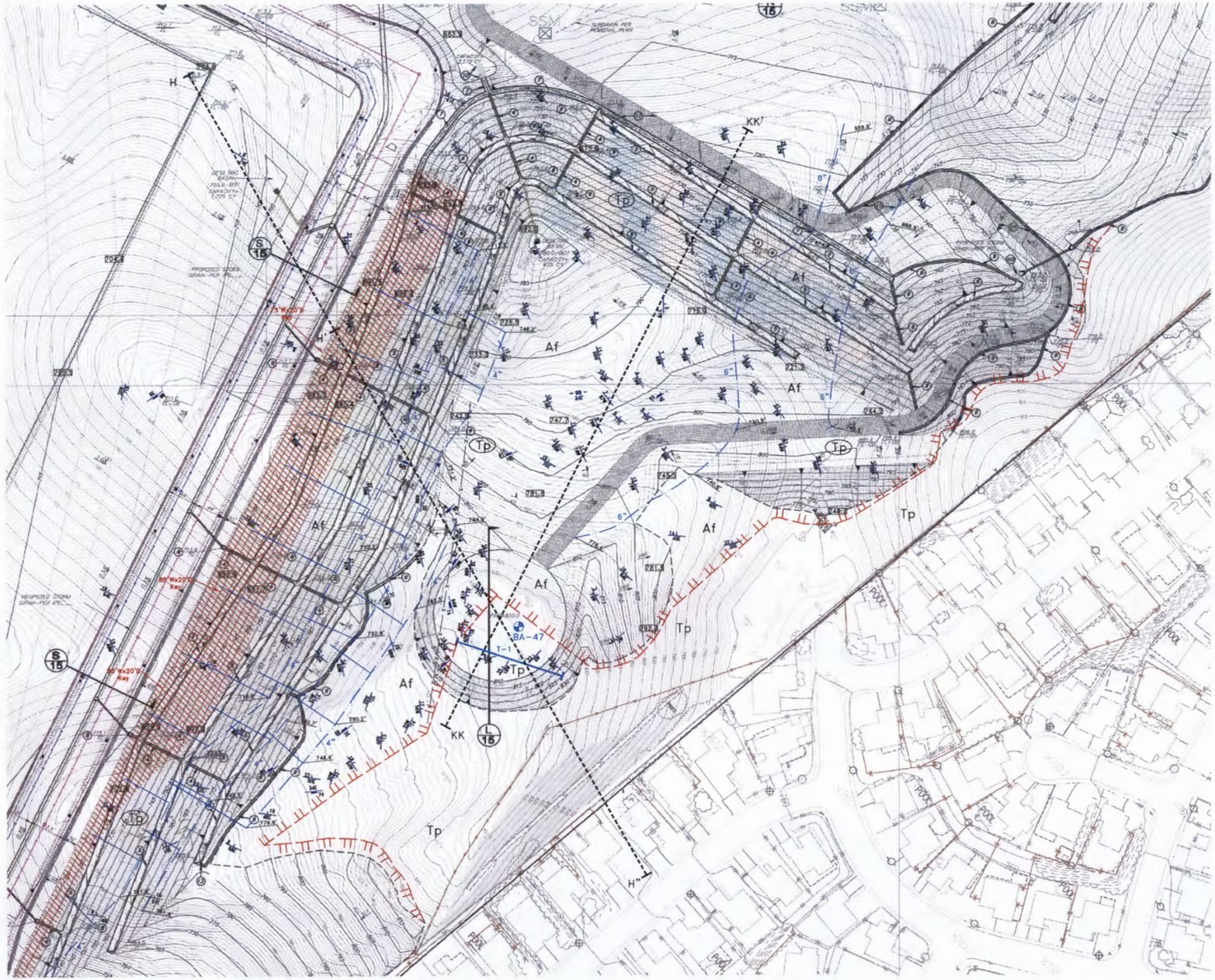
Method: spencer
Factor of Safety: 1.777
Axis Location: 795.255, 1144.820
Left Slip Surface Endpoint: 526.289, 791.927
Right Slip Surface Endpoint: 916.189, 717.911

Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)	Anisotropic Function
Af		125	Mohr-Coulomb	250	30	
Tp		125	Anisotropic function			Tp

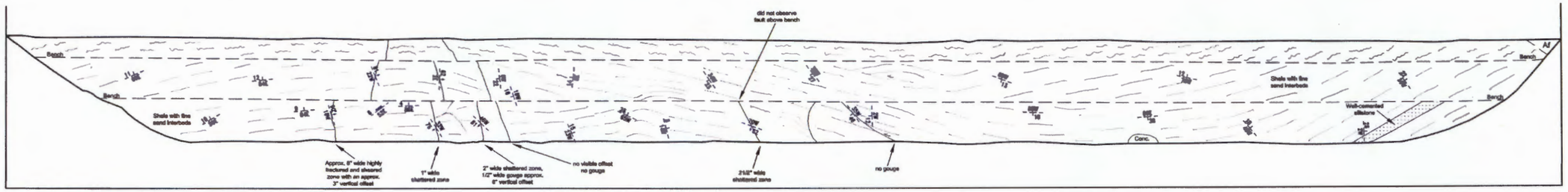


SLIDEINTERPRET 6.036

Project: IUDA Slope Stability			
Analyzed By: J. Dupre	Units: feet	Scale: 1:900	10291.005
Date: September 2015	Condition: Static		

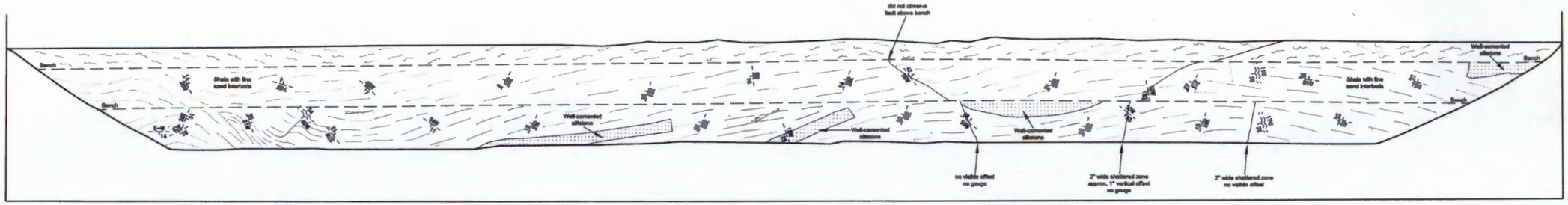

H
H'
KK'
KK
H"
Af
Tp
BA-47
T-1
S 15
L 15
16
PROPOSED STORM DRAIN PER PL.
SUBDRAIN PER REMEDIAL PLAN
PROPOSED STORM DRAIN PER PL.
PROPOSED STORM DRAIN PER PL.
PROPOSED STORM DRAIN PER PL.

TRENCH T-1 - SOUTH WALL



N55°E

TRENCH T-1 - NORTH WALL



N55°E

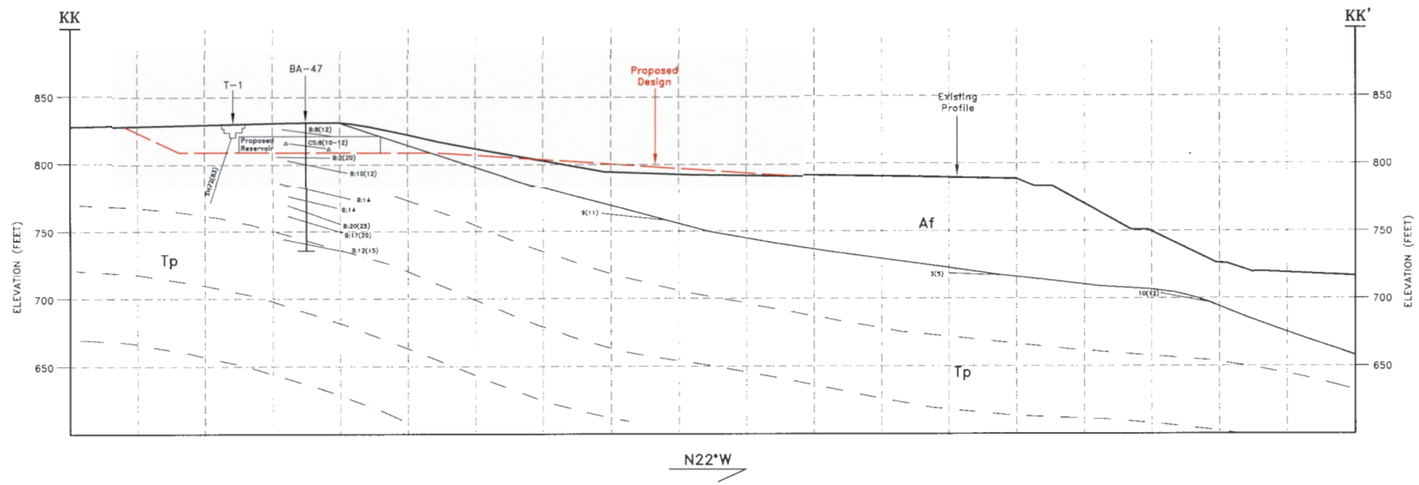
TRENCH T-1

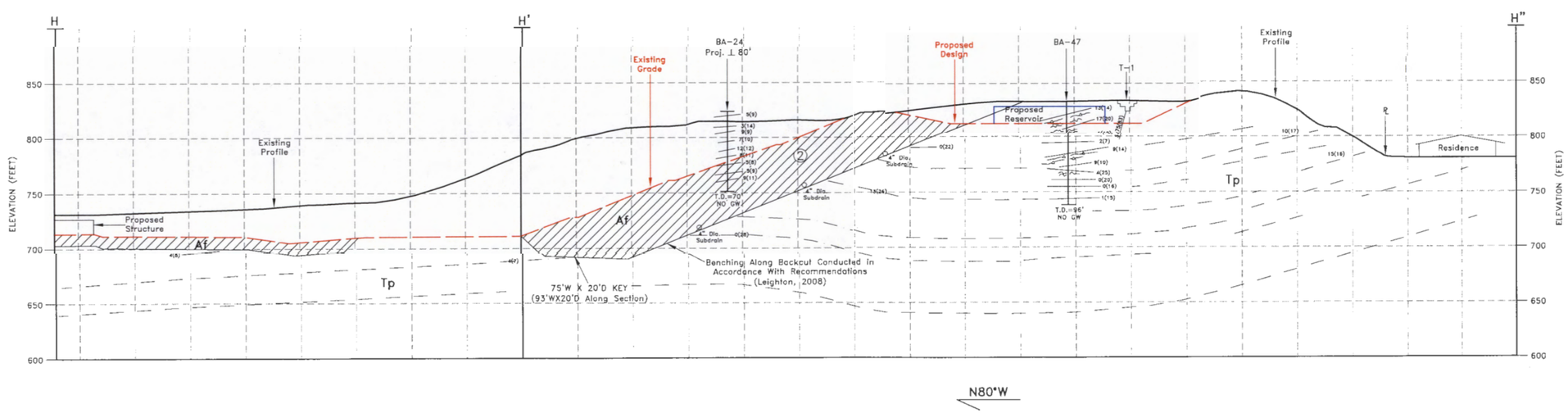
Proposed Water Reservoir Tank Site
Industry Business Center East
City of Industry, California

Proj: 10291.005	Eng/Geol: JDH/PB
Scale: 1"=5'	Date: 09/2015

PLATE 2

Leighton





GEOTECHNICAL CROSS SECTIONS K-K' AND H-H'

Proposed Water Reservoir Tank Site
Industry Business Center East
City of Industry, California

Proj: 10291.005	Eng/Geol: JDH/PB
Scale: 1"=50'	Date: 09/2015

PLATE 3

Leighton

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

ITEM NO. 5.8

DISPOSITION OF AGENCY-OWNED PROPERTIES AND ESCROW UPDATE

Property Address	Developer	Effective Date	Escrow Opened	PTR Received	Due Diligence Begins	Due Diligence Ends	Deposit Received	Anticipated Close of Escrow	Escrow Closed	Purchase Price
333 Hacienda Boulevard - (Property No. 1)	Davis Partners	Escrow -	Cancelled							
333 Turnbull Canyon Road - (Property No. 2)	RDP Development	Escrow -	Cancelled							
17370 Gale Avenue - (Property No. 4)	Penninsula Property Holdings	2/24/2015	2/25/2015	3/3/2015	2/24/2015	4/25/2015	3/9/2015	5/25/2015	5/20/2015	$1,600,000
14624-14700 Nelson Avenue - (Property Nos. 7 & 8)	General Equity Company	5/22/2015	9/18/2015		9/18/2015	11/17/2015	9/21/2015	12/17/2015		$13,263,356
15000 Nelson Avenue - (Property No. 9)	Dedeaux Properties	1/26/2015	1/27/2015	1/28/2015	1/26/2015	3/27/2015	1/30/2015	6/2/2015	6/3/2015	$6,705,839
15130 Nelson Avenue - (Property No. 11)	Weiss Industrial Holdings	3/18/2015	3/19/2015	3/31/2015	3/18/2015	5/18/2015	3/24/2015	6/25/2015	6/25/2015	$2,375,000
151 Long Lane - (Property No. No. 16)	Jerry & Terri Kohl Living Trust	1/26/2015	1/27/2015	1/29/2015	1/26/2015	4/30/2015	3/4/2015	6/25/2015	6/11/2015	$2,050,530
125 North Orange Avenue - (Property No. 17)	Quinn Development	3/20/2015	3/23/2015	3/31/2015	3/20/2015	7/21/2015	3/30/2015	12/29/2015		$4,688,888
111 Hudson Street - (Property No. 18)	Northrup Grumman	6/8/2015	6/8/2015	6/18/2015	6/8/2015	8/16/2015	6/12/2015	9/7/2015		$2,800,000
15710 and 15718 Rausch Road - (Property No. 24)	Industry Security Services	1/26/2015	1/27/2015	1/30/2015	1/26/2015	3/27/2015	1/30/2015	2/13/2015	2/13/2015	$699,792
East Side of Parriott Place - (Property No. 28)	CT Parriott	3/10/2015	3/10/2015	3/18/2015	3/10/2015	8/3/2015	3/17/2015	5 days after road	vacation	$8,301,800
17300 Chestnut/East of Azusa-(Property Nos. 30 & 58)	CT Chestnut	3/10/2015	3/10/2015	3/18/2015	3/10/2015	8/3/2015	3/17/2015	11/3/2016		$41,292,760
17201 - 17301 Gale Avenue - (Property No. 31)	R. Y. Properties	3/18/2015	3/19/2015	3/27/2015	3/18/2015	7/31/2015	3/23/2015	7/31/2016		$16,000,000
17475 Gale Avenue - (Property No. 32)	R. Y. Properties	3/18/2015	3/19/2015	3/27/2015	3/18/2015	7/31/2015	3/23/2015	7/31/2016		$5,500,000
841 South 7th Avenue - (Property No. 43)	Majestic Realty	Escrow -	Cancelled							

RESOLUTION NO. SA 2015-09

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN- DEVELOPMENT AGENCY APPROVING A POLICY FOR THE DISPOSAL OF REAL PROPERTY PURSUANT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, 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; and

WHEREAS, 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 RDA"), were dissolved on February 1, 2012; and

WHEREAS, under the Dissolution Act, the City of Industry ("City") serves as the Successor Agency to the Industry Urban-Development Agency (the "Successor Agency"), subject to all limitations, conditions and qualifications as provided in the Dissolution Act; and

WHEREAS, pursuant to Health and Safety Code subsection 34191.5(b), the Successor Agency is required to prepare a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former Redevelopment Agency; and

WHEREAS, the report was required to be submitted to the Oversight Board and the State Department of Finance ("DOF") for approval no later than six months following the issuance to the Successor Agency of the finding of completion, which the Successor Agency received on May 9, 2013; and

WHEREAS, the Successor Agency's initial LRPMP and amended LRPMP have been submitted and approved by the Oversight Board and approved by the DOF on November 12, 2014; and

WHEREAS, pursuant to the approved LRPMP, the Successor Agency has been actively and diligently marketing various properties for sale. Unfortunately, while some of the properties have closed escrow or will be closing escrow, others have fallen out of escrow because the buyers have been unable to meet the fulfill the reasonable terms and conditions of the purchase and sale agreements; and

WHEREAS, in an effort to ensure an expeditious, open and transparent re-marketing effort for those properties that have fallen out of escrow, it is necessary to adopt a procedure for the sale of these properties

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY DOES HEREBY RESOLVE, FIND AND DETERMINE AS FOLLOWS:

Section 1. The Recitals set forth above are true and correct, and are incorporated herein by reference.

Section 2. At a publicly noticed meeting on August 27, 2015, the Successor Agency adopted the following procedures for any property that has fallen out of escrow, or that may fall out of escrow in the future:

A. The Successor Agency's Executive Director shall re-offer any property for sale no more than ten (10) days following the termination of escrow by re-advertising the sale of the property on the City of Industry's website and by providing written notice to any prior and unsuccessful bidders for the property. Any qualified persons or duly organized companies, including any prior unsuccessful bidder, may submit a written bid. Notwithstanding the foregoing, the individual bidder(s) or his/her/its affiliated companies whose bid was previously accepted but did not successfully close escrow, is prohibited from rebidding on the property.

B. The City's website and notice inviting bids, shall provide the previously accepted purchase price. The bid period shall be open for not less than 30 days. In addition to the written bid, the bidder must submit with his/her/its bid, a deposit in the following form and amount: for bids $10.0 million and under, the Agency shall require a cashier's check in the amount of $100,000.00; for bids greater than $10.0 million, a $250,000.00 cashier's check is required (the "initial deposit"). Upon the opening of escrow, the successful bidder's initial deposit shall be negotiated and credited towards the purchase price. Within ten (10) days following the opening of escrow, the successful bidder shall make another deposit into escrow, so that the total amount on deposit shall equal ten percent (10%) of the purchase price. The initial deposit shall be non-refundable 30 days after escrow is opened, if the escrow terminates prior to close through no fault of the Successor Agency. Bids that fail to provide the initial deposit shall be deemed unqualified, and shall not be considered.

C. The Executive Director shall review all qualified bids and may submit any qualified bid for approval at an open, and publicly noticed meeting of the Successor Agency. After consideration and selection of a bidder, the Successor Agency shall seek the approval of the Oversight Board and DOF, as required by law.

Section 3. The Executive Director of the Successor Agency or his designee is authorized and directed to take all actions necessary to implement this Resolution.

Section 4. 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 circumstance, 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 5. The Successor Agency's Assistant Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this 27th day of August 2015, by the following vote:

AYES: **Board Member Haber, Board Member Ruggles, Vice Chair Moss, and Chair Radecki**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Mark D. Radecki, Chairman
Successor Agency to the Industry Urban-Development Agency

ATTEST:

Diane M. Schlichting, Assistant Secretary
Successor Agency to the Industry Urban-Development Agency

STATE OF CALIFORNIA COUNTY OF LOS ANGELES CITY OF INDUSTRY	)) ss)	ASSISTANT SECRETARY'S CERTIFICATION RE: ADOPTION OF SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY RESOLUTION

I, Diane M. Schlichting, Assistant Secretary of the Successor Agency to the Industry Urban-Development Agency, do hereby certify that the foregoing Resolution No. SA 2015-09 was duly passed and adopted at a regular meeting of the Successor Agency to the Industry Urban-Development Agency on August 27, 2015, by the following vote, to wit:

AYES:	BOARD MEMBERS:	Haber, Ruggles, VC/Moss, and C/Radecki
NOES:	BOARD MEMBERS:	None
ABSENT:	BOARD MEMBERS:	None
ABSTAIN:	BOARD MEMBERS:	None

Diane M. Schlichting

Diane M. Schlichting, Assistant Secretary
Successor Agency to the Industry Urban-Development Agency