

June 2013

Property Description

Address: Tres Hermanos Ranch, # 68 on Property List

Size: 2,450 acres, cattle ranch

Date Purchased: November 1978

IUDA Purchase Price: \$12,100,000

Estimated Current Value: \$85,750,000 to \$122,500,000 (preliminary by Keyser Marston)

Reason Acquired: Purchased as potential site for reservoir

Plan and Zoning: Property is located in both Los Angeles and San Bernardino Counties, not entitled for development

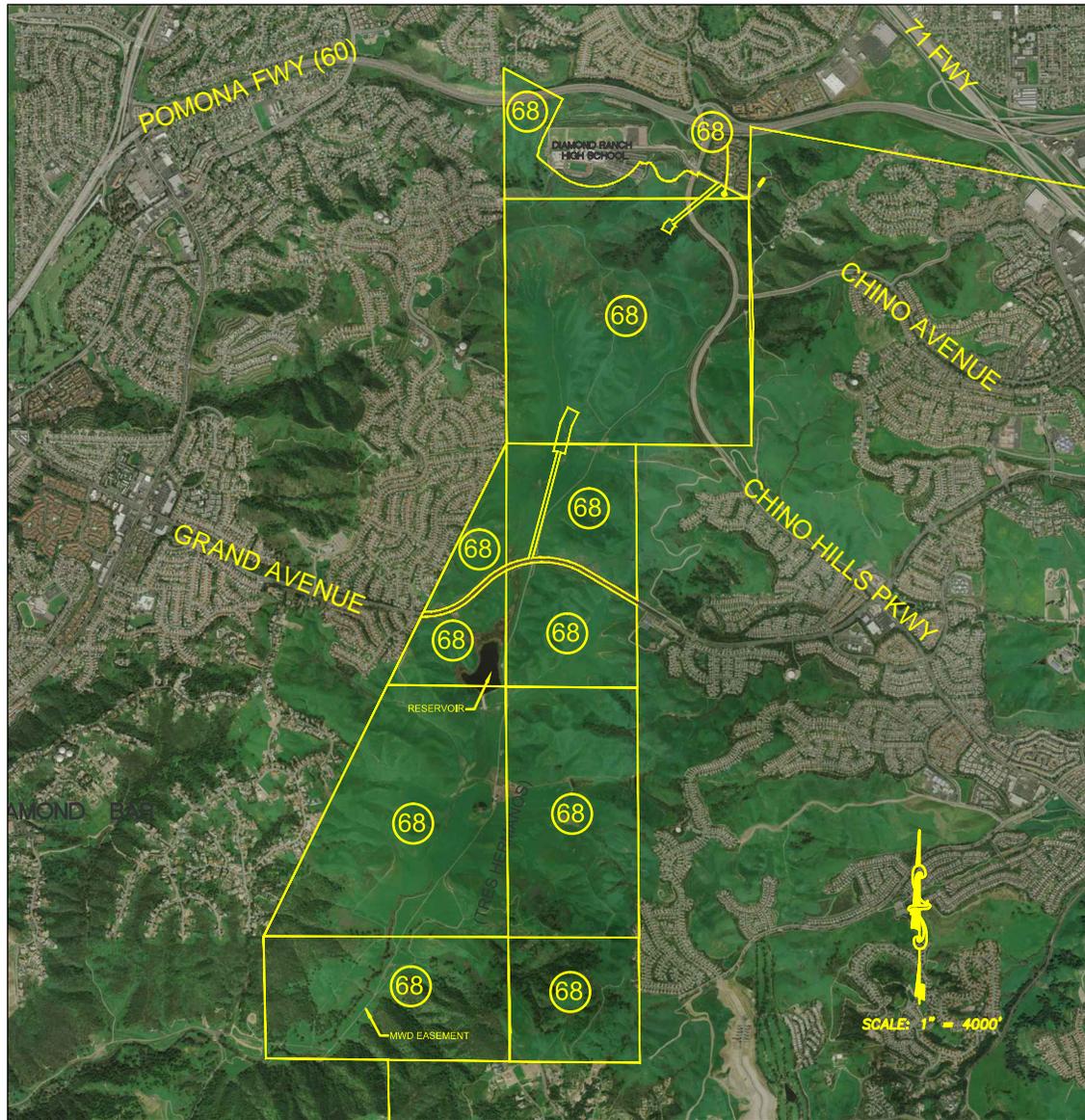
Lease Revenue: Leased to Russ Wood for pasture land, \$600 per month

Environmental: None

Potential for Transit-Oriented Development: None

History of Development Proposals: There have been a series of reports and studies on the use of the property for the development of reservoirs and other public uses.

Staff Recommendation: Staff recommends the property be offered for sale to the City and if the City has no interest in acquiring the property would be made generally available for sale.



68 Address : Tres Hermanos Land
 City : City of Industry
 APN : 8701-021-271 8701-022-270
 8701-022-273
 1000-011-19 1000-011-20
 1000-011-21 1000-011-22
 1000-021-13 1000-021-14
 1000-031-14 1000-031-15
 Acre : 2450.00 Ac.

Prepared by:
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CITY OF INDUSTRY		
SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY		
PROPERTY LIST ITEM # 68		
DESIGN BY: V.S.	DRAWN BY: S.C.	CHECKED BY: D.T.M.
DATE: OCTOBER 2012	JOB No. MP 12-03#3	SHT. 1 OF 1