

Exhibit 2

Construction Schedule and Cash Flow Analysis for the development of the Industry Business Center

A. Background

The Department of Finance determined that the 2005 Lease Agreement for the development of the 600 acre parcel of land located on either side of Grand Ave and adjacent to State Route 60 is an enforceable obligation of the Industry Successor Agency in its letter dated February 20, 2013. This property is listed as No. 40 on the Industry Long Range Property Management Plan "LRPMP". The corresponding Recognized Obligation Payment Schedule "ROPS" line items to fulfill the obligation are numbers 192-223. The total outstanding Debt or Obligation is \$172 million. In a letter dated May 17, 2013, the Department of Finance approved the expenditure of \$1,496,000 during the six month period of ROPS 13-14A which began July 1, 2013 and ends December 31, 2013. Finance also approved the funding source to meet these obligations as "other" funds. Both the proceeds from the sale of properties presently owned by the Successor Agency and rental income from Successor Agency property comprise the "other" fund category. The attached cash flow analysis will demonstrate that there is sufficient funds to meet the \$172 million obligation with the use of "other" funds.

In discussions with Finance staff, it was suggested that this cash flow analysis be included and made a part of the LRPMP as an appropriate way for the Oversight Board and Finance to review and approve the accumulation of "other" funds to pay for line items numbers 192-223. In this way, a separate submittal process is not necessary as all Oversight Board actions are automatically forwarded to Finance for approval. Since Finance has previously denied line items numbers 205 and 217, they will reconsider such items upon receipt of 1. a copy of the executed contract(s), 2. verification that the work is identified in the 2005 lease agreement and 3. evidence that sufficient funding is available. Finance also suggested that such contracts and support documentation be appended to future ROPS and referenced in the resolutions adopted by the Oversight Board upon their approval of each ROPS.

B. Assumptions

1. Finance issued a Finding of Completion to the Successor Agency on May 9, 2013 with a requirement that the LRPMP be submitted within 6 months or by November 9, 2013. The cash flow analysis is based upon the LRPMP being approved on or before November 9, 2013.

2. The property values showed in the LRPMP are based upon square foot pricing provided by Keyser Marston with different values for both commercial and industrial uses.
3. The format for the construction schedule and cash flow analysis is based upon the 6 month ROPS schedule which allows for the line item expenditures to be matched against revenue received during each six month period. As described in section C below, assumptions are made on how long it will take to sell the Successor Agency property. The revenues from property sales are only reflected or credited in the cash flow analysis after the estimated period of time has ended. For instance, if the estimate indicates that it will take up to 12 months for a group of properties to be sold, the resulting sale proceeds are credited in the 13th month which then places the revenues in the next 6 month ROPS period.
4. Furthermore, no construction contracts will be executed by the Successor Agency until there is sufficient revenue in the "other" fund account to cover the cost of the entire contract.

C. Disposition of Successor Agency Properties

1. The properties to be sold by the successor agency have been divided into three groups A, B and C (see attachments) based upon the estimated time to complete their sale. Group A includes 22 properties with an estimated value of \$99.11 million. It is anticipated that one half of the properties in group A are expected to be sold within 12 months after approval of the Long Range Property Management Plan by both the Oversight Board and Finance. The second half of group A are expected to be sold within 18 months after approval of the LRPMP. Therefore \$49.55 million is reflected or credited to the analysis in January 2015 which is the start of the ROPS 14-15B period.
2. Group B includes 12 properties and has an estimated value of \$114-\$151 million. The range in estimated value is due to one large 2,450 acre property identified as number 68 in the LRPMP. This property is commonly referred to as the Tres Hermanos Ranch. Keyser Marston has set this property value between \$85 to \$122 million. For the purpose of this cash flow analysis, the lower value of \$85 million is being used. The first half of Group B properties are expected to be sold within 18 months after approval of the LRPMP. The second half of properties in Group B are expected to be sold 24 months after the LRPMP is approved.
3. Group C includes all of the remainder properties with an estimated value of \$12.75 million. Three properties included in group C are subject to long term leases and have been listed without an estimated value. The three properties are the 1. The Walnut Creek Energy Plant (LRPMP no. 29), 2. The 400 acre Grand Crossing Industrial Park (LRPMP no. 41), and 3. The 600 acre Industry Business Center itself. The cash flow analysis does not include revenues from the sale of the above three properties. The remainder properties listed in group C, are expected to sell for \$12.75 million within 30 months after approval of the LRPMP.

D. Conclusion

Exhibit "A" is the construction schedule for what is considered the "Constrained" expenditure of funds whereby no construction contracts will be entered into without first having sufficient funding available to pay for the entire contract amount. Exhibit B is a version of the construction schedule depicting the normal sequence of construction as if all of the monies were available up front.

The "other" fund has an initial balance that is comprised of two amounts. The first is \$7,800,000 from the sale of 300 Baldwin Park Blvd. and the second is \$5,528,242 in existing rental revenues. (see Exhibit "C") This combined total minus the proposed expenditure of \$1,496,000 during the ROPS 13-14A period results in a fund balance of \$11,832,242 on January 1, 2014. This account balance is then available to fund the first of four grading contracts. This first grading contract is for site remedial work to remove loose canyon alluvial materials and is estimated to cost \$6,000,000. The second grading contract is for the area located westerly of Grand Avenue and westerly of the existing overhead transmission power lines with an estimated cost of \$18,687,550. This amount exceeds the available monies in the "other" fund and must wait until the first half of Group A properties are sold which is expected to be completed in January 2015. The third grading contract encompasses the area located adjacent and westerly of Grand Avenue. It is valued at \$31,002,173 and will be initiated after the existing power lines are relocated and sufficient funds are available which is anticipated to occur in January 2015. The fourth grading contract is for the area located easterly of Grand Avenue.

In the event that Successor Agency properties are sold quicker than estimated, the construction schedule can be adjusted accordingly. The construction schedule and cash flow analysis is a "living" document and will be utilized to prepare the subsequent ROPS submittals and updated as construction activities commence.

The staff recommends that the Industry Business Center Construction Schedule and Cost Analysis be approved based upon the "Constrained" plan shown in Exhibit "A".

PROPERTY SALES

GROUP A

<u>Property No.</u>	<u>Address</u>	<u>Estimated Sales Price</u>
1.	333 Hacienda	\$6.6M
2.	333 Turnbull Canyon	\$4.96M
4.	17370 Gale	\$1.72M
5.	19835 E. Walnut	\$1.878M
7.	14624 Nelson	\$2.52M
8.	14700 Nelson	\$4.49M
9.	15000 Nelson	\$4.877M
10.	13530 Nelson	\$1.99M
12.	15432 Nelson	\$0.834M
17.	125 N. Orange	\$2.89M
18.	111 Hudson	—
19.	150 Hudson	
20.	220 Hacienda	4 parcels sold as one
21.	244 Hacienda	for \$9.5M
50.	242&244 Hacienda	—
28.	East of Parriott Place	\$4.846M
30.	East of Azusa/No. of Railroad	\$5.987M
31.	17201-17301 Gale	\$16.6M
32.	17475 Gale	\$5.86M
34.	17647 Gale	\$6.8M
44.	205 Hudson	\$0.479M
58.	17300 Chestnut	\$12.28M
66.	Garcia Lane	\$2.239M

22 Properties

Sub-total: \$90.11M

PROPERTY SALES

GROUP B

<u>Property No.</u>	<u>Address</u>	<u>Estimated Sales Price</u>
11.	15130 Nelson	\$1.955M
16.	151 Long Lane	\$1.292M
22.	So. of Stafford/No. of UPRR	\$2.689M
23.	15600 Stafford	see below
49.	15660 Stafford	\$5.5M (with #23)
24.	15710 & 15718 Stafford	\$1.0M
45.	15252 Stafford	\$0.878M
51.	No. side of Stafford/W of Glendora	\$6.25M
54.	West side of Parriott	\$5.36M
59.	1123 Hatcher	\$2.41M
60.	1129 & 1135 Hatcher	\$1.79M
68.	Grand Ave/Diamond Bar	\$85-\$122M
<hr/>		
12 Properties	Sub-total:	\$114-\$151M

Exhibit A – Industry Business Center Construction Schedule - Constrained -

Item #	Payee	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Description/Project Scope	Total Outstanding Debt or Obligation	13-14A Budget	13-14B Budget	14-15A Budget	14-15B Budget	15-16A Budget	15-16B Budget	16-17A Budget	16-17B Budget	TOTAL
192	The Planning Center	7/22/2009		Consulting for EIR review	172,502	100,000		72,502						172,502
193	PBLA Engineering	7/10/2013		Consulting for storm drain design and SWPPP preparation	1,856,835	435,000	500,000	500,000	200,000	100,000	100,000	21,835		1,856,835
194	Leighton Consulting	7/10/2013		Consulting for the geotechnical services for on-site improvements	2,643,123	150,000	350,000	600,000	600,000	500,000	400,000	43,123		2,643,123
195	Leighton Consulting	TBD		Consulting for the geotechnical services for traffic mitigation improvements at intersection no. 1 to 55, 58, 59 and	315,504		0				100,000	215,504		315,504
196	CNC Engineering	6/22/2011		Engineering consulting for on-site improvements	5,305,283	410,000	500,000	750,000	1,000,000	750,000	750,000	1,000,000	145,283	5,305,283
197	CNC Engineering	6/22/2011		Engineering consulting for traffic mitigation at intersection no. 1 to 55, 58, 59 and 61 to 89	1,262,016		0			500,000	500,000	262,016		1,262,016
198	Thomsen Engineering	7/10/2013		Engineering consulting	60,000	20,000	20,000	20,000						60,000
199	Sage Environmental	7/10/2013		Consulting for environmental clearance	244,441	35,000	40,000	40,000	40,000	40,000	35,000	14,441		244,441
200	MX Graphics	NA		Blueprints	18,771	6,000	2,000	2,000	2,000	2,000	2,000	2,000	771	18,771
201	So Cal Sandbags	12/13/2011		Replace Damaged BMPS	135,430	45,000	5,000	25,000	5,000	25,000	5,000	25,000	430	135,430
202	Southern California Edison	September 2013		Relocation of existing transmission and distribution facilities	3,200,000	100,000	200,000	200,000	2,000,000	700,000				3,200,000
203	Verizon	September 2014		Relocation of existing facilities and installation of new utility systems for the entire 600 acres	694,080		0		50,000	65,680	578,400			694,080
204	Southern California Gas Co.	September 2014		Relocation of existing facilities and installation of new utility systems for the entire 600 acres	1,041,420		0		75,000	98,820	867,600			1,041,420
205	Walnut Valley Water District	September 2013		Relocation of existing facilities and installation of new utility systems for the entire 600 acres	16,288,200		110,229	-	961,688	1,192,053	14,024,230			16,288,200
206	Industry Public Utilities Commission	September 2013		Installation of new utility systems for the entire 600 acres	11,829,600		250,000	250,000	500,000	971,600	9,858,000			11,829,600
207	Time Warner Cable	March 2015		Relocation of existing facilities	50,000		0			10,000	40,000			50,000
208	San Gabriel Valley Newspaper Group	NA		Advertisement for bids	10,000	2,000	2,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000
209	First American Title Company	March 2014		Title reports and subdivision guarantees	15,000		0	5,000	5,000	5,000				15,000
210	State Water Resources Control Board	September 2013		Storm Water Permit	6,000	1,000	1,000	1,000	1,000	500	500	500	500	6,000
211	LA County of Health Department	March 2014		Permit(s) for use of reclaimed water	4,000		0		1,500	1,500	1,000			4,000
212	LA County Department of Public Works	March 2015		Plan check, permits, traffic signal inspection, pavement markings and striping	85,000		0			25,000	25,000	25,000	10,000	85,000
213	LA County Sewer Maintenance District	March 2016		New sewer annexation fees	240,000		0					240,000		240,000
214	International Line Builders	September 2014		Electrical contractor	50,000		0		10,000	10,000	10,000	10,000	10,000	50,000
215	McCain	September 2015		Traffic signal poles and mast arms	120,000		0				120,000			120,000
216	Environs Landscape Architecture	7/10/2013		Consulting for landscaping design	1,725,120	180,000	200,000	300,000	300,000	400,000	200,000	100,000	45,120	1,725,120
217	Contractor by the public bidding process			Mass grading, various infrastructure items and landscaping \$110,955,239										
217A		September 2013		Remedial grading, west side	6,000,000		6,000,000							6,000,000
217B		March 2014		Phase I mass grading, west side	18,687,550				10,687,550	6,000,000	2,000,000			18,687,550
217C		March 2015		Phase II mass grading, west side	31,002,173					10,019,229	11,825,100	9,157,844		31,002,173
217D		March 2014		East side mass grading	23,000,000				9,000,000	12,000,000	2,000,000			23,000,000
217E		September 2015		All Street construction both sides including Grand Ave widening thru IBC & at San Jose Crk	32,265,516						8,000,000	8,200,000	16,065,516	32,265,516
218	Contractor by the public bidding process	TBD		Construction of intersection no. 1 to 55, 58, 59 and 61 to 89	10,516,800							10,516,800		10,516,800
219	Kimley Horn & Associates	TBD		Traffic signal design for on-site improvements	200,000		0			100,000	100,000			200,000
220	Kimley Horn & Associates	TBD		Traffic signal design for traffic mitigation improvements at intersection no. 1 to 55, 58, 59 and 61 to 89	1,051,680		0			400,000	400,000	251,680		1,051,680
221	SCS Engineers	10/12/2005		Landfill consultant	243,018		125,000	75,000	20,000	20,000	3,018			243,018
222	WKE, Inc.	TBD		Structural engineer	80,000		0	15,000	15,000	20,000	20,000	5,000	5,000	80,000
223	Butsko Engineering	7/10/2013		Electrical consultant	1,971,600	12,000	238,000	250,000	500,000	971,600				1,971,600
				I Sum of Estimated ROPS Expenditures	172,390,662	1,496,000	8,543,229	3,106,502	25,974,738	34,928,982	51,965,848	30,091,743	16,283,620	172,390,662
				II Actual Expenditures										
				III Estimated Reserve Account Balance (Initial \$7.8 m is from the sale of 300 N. Baldwin Pk Blvd)		7,800,000	11,832,242	3,289,013	182,511	23,757,773	95,378,791	100,412,943	83,071,200	
				IV Revenue from Land Sales					49,550,000	106,550,000	57,000,000	12,750,000		
				V Other Revenue/Income (rental income from Exhibit C)		5,528,242								
				I Sum of Estimated ROPS Expenditures		1,496,000	8,543,229	3,106,502	25,974,738	34,928,982	51,965,848	30,091,743	16,283,620	
				VI Estimated Account Balance at End of 6 Month Period (III + IV + V - I)		11,832,242	3,289,013	182,511	23,757,773	95,378,791	100,412,943	83,071,200	66,787,580	
				VII Actual Account Balance at End of 6 Month Period (III + IV + V - II)										

Exhibit B – Industry Business Center Construction Schedule - Unconstrained -

Item #	Payee	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Description/Project Scope	Total Outstanding Debt or Obligation	13-14A Budget	13-14B Budget	14-15A Budget	14-15B Budget	15-16A Budget	15-16B Budget	16-17A Budget	16-17B Budget	TOTAL
192	The Planning Center	7/22/2009		Consulting for EIR review	172,502	100,000		72,502						172,502
193	PBLA Engineering	7/10/2013		Consulting for storm drain design and SWPPP preparation	1,856,835	435,000	500,000	500,000	200,000	100,000	100,000	21,835		1,856,835
194	Leighton Consulting	7/10/2013		Consulting for the geotechnical services for on-site improvements	2,643,123	150,000	350,000	600,000	600,000	500,000	400,000	43,123		2,643,123
195	Leighton Consulting	TBD		Consulting for the geotechnical services for traffic mitigation improvements at intersection no. 1 to 55, 58, 59 and	315,504	0					100,000	215,504		315,504
196	CNC Engineering	6/22/2011		Engineering consulting for on-site improvements	5,305,283	410,000	500,000	750,000	1,000,000	750,000	750,000	1,000,000	145,283	5,305,283
197	CNC Engineering	6/22/2011		Engineering consulting for traffic mitigation at intersection no. 1 to 55, 58, 59 and 61 to 89	1,262,016	0				500,000	500,000	262,016		1,262,016
198	Thomsen Engineering	7/10/2013		Engineering consulting	60,000	20,000	20,000	20,000						60,000
199	Sage Environmental	7/10/2013		Consulting for environmental clearance	244,441	35,000	40,000	40,000	40,000	40,000	35,000	14,441		244,441
200	MX Graphics	NA		Blueprints	18,771	6,000	2,000	2,000	2,000	2,000	2,000	2,000	771	18,771
201	So Cal Sandbags	12/13/2011		Replace Damaged BMPS	135,430	45,000	5,000	25,000	5,000	25,000	5,000	25,000	430	135,430
202	Southern California Edison	September 2013		Relocation of existing transmission and distribution facilities	3,200,000	100,000	200,000	200,000	2,000,000	700,000				3,200,000
203	Verizon	September 2014		Relocation of existing facilities and installation of new utility systems for the entire 600 acres	694,080	0			50,000	65,680	578,400			694,080
204	Southern California Gas Co.	September 2014		Relocation of existing facilities and installation of new utility systems for the entire 600 acres	1,041,420	0			75,000	98,820	867,600			1,041,420
205	Walnut Valley Water District	September 2013		Relocation of existing facilities and installation of new utility systems for the entire 600 acres	16,288,200	0	110,229	361,688	930,686	934,853	13,950,744			16,288,200
206	Industry Public Utilities Commission	September 2013		Installation of new utility systems for the entire 600 acres	11,829,600	0	250,000	250,000	500,000	971,600	9,858,000			11,829,600
207	Time Warner Cable	March 2015		Relocation of existing facilities	50,000	0				10,000	40,000			50,000
208	San Gabriel Valley Newspaper Group	NA		Advertisement for bids	10,000	2,000	2,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000
209	First American Title Company	March 2014		Title reports and subdivision guarantees	15,000	0		5,000	5,000	5,000				15,000
210	State Water Resources Control Board	September 2013		Storm Water Permit	6,000	1,000	1,000	1,000	1,000	500	500	500	500	6,000
211	LA County of Health Department	March 2014		Permit(s) for use of reclaimed water	4,000	0			1,500	1,500	1,000			4,000
212	LA County Department of Public Works	March 2015		Plan check, permits, traffic signal inspection, pavement markings and striping	85,000	0				25,000	25,000	25,000	10,000	85,000
213	LA County Sewer Maintenance District	March 2016		New sewer annexation fees	240,000	0						240,000		240,000
214	International Line Builders	September 2014		Electrical contractor	50,000	0			10,000	10,000	10,000	10,000	10,000	50,000
215	McCain	September 2015		Traffic signal poles and mast arms	120,000	0					120,000			120,000
216	Environs Landscape Architecture	7/10/2013		Consulting for landscaping design	1,725,120	180,000	200,000	300,000	300,000	400,000	200,000	100,000	45,120	1,725,120
217	Contractor by the public bidding process			Mass grading, various infrastructure items and landscaping \$110,955,239										
217A		September 2013		Remedial grading, west side	6,000,000	0	6,000,000							6,000,000
217B		March 2014		Phase I mass grading, west side	18,687,550	0		10,687,550	6,000,000	2,000,000				18,687,550
217C		March 2015		Phase II mass grading, west side	31,002,173	0				10,019,229	11,825,100	9,157,844		31,002,173
217D		March 2014		East side mass grading	23,000,000	0		9,000,000	12,000,000	2,000,000				23,000,000
217E		September 2015		All Street construction both sides including Grand Ave widening thru IBC & at San Jose Crk	32,265,516	0					8,000,000	8,200,000	16,065,516	32,265,516
218	Contractor by the public bidding process	TBD		Construction of intersection no. 1 to 55, 58, 59 and 61 to 89	10,516,800	0						10,516,800		10,516,800
219	Kimley Horn & Associates	TBD		Traffic signal design for on-site improvements	200,000	0				100,000	100,000			200,000
220	Kimley Horn & Associates	TBD		Traffic signal design for traffic mitigation improvements at intersection no. 1 to 55, 58, 59 and 61 to 89	1,051,680	0				400,000	400,000	251,680		1,051,680
221	SCS Engineers	10/12/2005		Landfill consultant	243,018	0	125,000	75,000	20,000	20,000	3,018			243,018
222	WKE, Inc.	TBD		Structural engineer	80,000	0		15,000	15,000	20,000	20,000	5,000	5,000	80,000
223	Butsko Engineering	7/10/2013		Electrical consultant	1,971,600	12,000	238,000	250,000	500,000	971,600				1,971,600
				I Sum of Estimated ROPS Expenditures	172,390,662	1,496,000	8,543,229	23,155,740	24,256,186	20,671,782	47,892,362	30,091,743	16,283,620	172,390,662
				II Actual Expenditures										
				III Estimated Reserve Account Balance (Initial \$7.8 m is from the sale of 300 N. Baldwin Pk Blvd)		7,800,000	11,832,242	3,289,013	(19,866,727)	5,427,087	91,305,305	100,412,943	83,071,200	
				IV Revenue from Land Sales					49,550,000	106,550,000	57,000,000	12,750,000		
				V Other Revenue/Income (rental income from Exhibit C)		5,528,242								
				I Sum of Estimated ROPS Expenditures		1,496,000	8,543,229	23,155,740	24,256,186	20,671,782	47,892,362	30,091,743	16,283,620	
				VI Estimated Account Balance at End of 6 Month Period (III + IV + V - I)		11,832,242	3,289,013	(19,866,727)	5,427,087	91,305,305	100,412,943	83,071,200	66,787,580	
				VII Actual Account Balance at End of 6 Month Period (III + IV + V - II)										

Exhibit C - Rental Income Analysis

Item #	Project Name	Payee	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Description/Project Scope	Total Outstanding Debt or Obligation	13-14A Budget	13-14B Budget	14-15A Budget	14-15B Budget	15-16A Budget	15-16B Budget	16-17A Budget	16-17B Budget	TOTAL
99	Landscape Bkr Slps (MP 99-31 #61)	CNC Engineering	6/22/2011		Engineering consulting	37,000		37,000							37,000
100	Landscape Bkr Slps (MP 99-31 #61)	Environs Landscape Architecture	6/12/2006		Landscape architect	60,000		60,000							60,000
101	Landscape Bkr Slps (MP 99-31 #61)	Sage Environmental	7/28/2010		Landscape architect	20,000		20,000							20,000
102	Landscape Bkr Slps (MP 99-31 #61)	Contractor by the public bidding process				1,550,000		1,550,000							1,550,000
103	Landscape Bkr Slps (MP 99-31 #61)	Native Grow Nursery	3/24/2011		Materials supplier	74,000		74,000							74,000
104	Landscape Bkr Slps (MP 99-31 #61)	Hunter Landscape	4/5/2011		Materials supplier	24,000		24,000							24,000
105	Landscape Bkr Slps (MP 99-31 #61)	Jim Borer	7/19/2011		Inspection Report Grand & Baker	0		0							0
106	Landscape Bkr Slps (MP 99-31 #61)	San Gabriel Valley Newspaper Group			Advertisement for bids	899		899							899
107	Landscape Bkr Slps (MP 99-31 #61)	MX Graphics			Blueprints	1,500		1,500							1,500
108	Landscape Bkr Slps (MP 99-31 #61)	City of Industry Disposal			Solid waste disposal	0		0							0
109	Landscape Bkr Slps (MP 99-31 #61)	Butsko Engineering			Electrical design	10,000		10,000							10,000
110	Landscape Bkr Slps (MP 99-31 #61)	International Line Builders			Electrical contractor	20,000		20,000							20,000
111	Landscape Bkr Slps (MP 99-31 #61)	Walnut Valley Water District			New water meter services	20,000		20,000							20,000
112	Landscape Bkr Slps (MP 99-31 #61)	LA County Health Department			Permit for use of reclaimed water	400		400							400
148	Diamond Bar Creek (MP 99-31 #26)	CNC Engineering	6/22/2011		Engineering consulting	390,000	175,000	15,000			200,000				390,000
149	Diamond Bar Creek (MP 99-31 #26)	Thomsen Engineering	2/9/2011		Engineering consulting	155,000	85,000	0			70,000				155,000
150	Diamond Bar Creek (MP 99-31 #26)	Leighton Consulting	10/26/2005		Engineering consulting, geotechnical	290,000	180,000	10,000			100,000				290,000
151	Diamond Bar Creek (MP 99-31 #26)	Regional Water Quality Control Board	6/29/2011		Permit	25,000	12,500	0			12,500				25,000
152	Diamond Bar Creek (MP 99-31 #26)	Army Corp of Engineers	4/5/2007		Permit	1,000	500	0			500				1,000
153	Diamond Bar Creek (MP 99-31 #26)	California Department of Fish and Game	1/19/2010	12/31/2013	Permit	10,000	5,000	0			5,000				10,000
154	Diamond Bar Creek (MP 99-31 #26)	State Water Resources Control Board			Storm Water Permit	12,000	1,000	1,000			10,000				12,000
155	Diamond Bar Creek (MP 99-31 #26)	MX Graphics			Blueprints	12,000	2,000	0			10,000				12,000
156	Diamond Bar Creek (MP 99-31 #26)	Brown & Brown Insurance	10/13/2011		Bonding Insurance	25,000	15,000	0			10,000				25,000
157	Diamond Bar Creek (MP 99-31 #26)	City of Industry Disposal			Solid waste disposal	0	0	0			0				0
158	Diamond Bar Creek (MP 99-31 #26)	San Gabriel Valley Newspaper Group			Advertisement for bids	1,800	1,000	0			800				1,800
159	Diamond Bar Creek (MP 99-31 #26)	LA County Health Department			Permit for use of reclaimed water	3,500	1,500	0			2,000				3,500
160	Diamond Bar Creek (MP 99-31 #26)	Southern California Edison			Modification of facilities	50,000	50,000	0			0				50,000
161	Diamond Bar Creek (MP 99-31 #26)	Walnut Valley Water District			Extension of water mains and new meters	30,000	20,000	0			10,000				30,000
162	Diamond Bar Creek (MP 99-31 #26)	LA County Sewer Maintenance District			New sewer annexation fees	20,000	20,000	0			0				20,000
163	Diamond Bar Creek (MP 99-31 #26)	PBLA Engineering	9/22/2011		Engineering consultant	0	0	0			0				0
164	Diamond Bar Creek (MP 99-31 #26)	Native Grow Nursery	3/24/2011		Materials supplier	75,000	0	0			75,000				75,000
165	Diamond Bar Creek (MP 99-31 #26)	Contractor by the public bidding process			Contractor	5,335,000	4,014,079	0			1,320,921				5,335,000
166	Diamond Bar Creek (MP 99-31 #26)	Sage Environmental	10/24/2007		Consulting for environmental clearance	101,000	30,000	10,000			61,000				101,000
167	Diamond Bar Creek (MP 99-31 #26)	WKE, Inc.	11/18/2007		Engineering Consulting (Permit coordinators with Cal-Trans)	56,000	20,000	6,000			30,000				56,000
168	Diamond Bar Creek (MP 99-31 #26)	H & H General Contractors	8/11/2011		Contractor	0	0	0			0				0
251	Ind East Traffic Mitigation (MP 99-31 #65)	CNC Engineering	6/22/2001		Engineering consulting for traffic mitigation improvements at Intersection 4 to 25	699,552	500,000	6,000			193,552				699,552
252	Ind East Traffic Mitigation (MP 99-31 #65)	Geotechnical Consultant			Engineering consulting for traffic mitigation improvements at Intersection 4 to 25	174,888	97,000	0			77,888				174,888
253	Ind East Traffic Mitigation (MP 99-31 #65)	Traffic Engineering Consultant			Engineering consulting for traffic mitigation improvements at Intersection 4 to 25	582,960	415,000	0			167,960				582,960
254	Ind East Traffic Mitigation (MP 99-31 #65)	Contractor by the public bidding process			Contractor for traffic mitigation improvements at Intersection 4 to 25	5,829,600	525,000	0			5,304,600				5,829,600
1121	Ind East Traffic Mitigation (MP 99-31 #65)	Leighton Consulting			Consulting for geotechnical svcs for improvements	35,000	0	35,000			0				35,000
Totals						15,732,099	6,169,579	1,900,799	5,744,000	0	1,917,721	0	0	0	15,732,099
I. Balance at the Start of the 6 Month Period							12,647,112	3,023,325	3,570,763	0	2,448,000	2,704,279	5,152,279	7,326,279	
II. Rental Income during the 6 Month Period							3,248,034	3,348,237	3,347,237	3,348,000	3,348,000	3,348,000	3,348,000	3,348,000	
III. Property Maintenance							900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	
IV. Property Taxes and Insurance							274,000	0	274,000	0	274,000	0	274,000	0	
V. ROPS Expenditures During the 6 Month Period							6,169,579	1,900,799	5,744,000	0	1,917,721	0	0	0	
VI. Net Rental Income at the End of the 6 Month Period = I + II - III - IV - V							8,551,567	3,570,763	0	2,448,000	2,704,279	5,152,279	7,326,279	9,774,279	
VII. Available for Transfer to Industry Business Center							5,528,242	0	0	0	0	0	0	0	