

RESOLUTION NO. 2022-234

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN BERNARDINO, CALIFORNIA, DECLARING CITY-OWNED PROPERTIES, IDENTIFIED BY THE FOLLOWING ASSESSOR PARCEL NUMBERS: 0134-071-19, 0134-071-24, 0134-071-58, 0134-071-26, 0134-221-43, 0134-101-09, 0134-101-10, 0134-014-24, 0134-014-25, 0134-014-26, 0134-014-27, 0134-021-26, 0134-021-27, 0134-021-28, 0134-021-29, 0146-072-02, 0281-341-10, 0281-341-04, 0154-125-07, 0154-126-02, 0154-126-01, 0154-126-30, 0143-191-74, 0143-191-75, 0142-522-08, 0142-522-09, 0142-522-11, 0142-522-12, 0142-522-35, 0142-522-36, 0142-522-37, 0142-522-38, 0142-522-25, 0142-522-42, 0142-522-41, 0142-522-13, 0142-522-14, 0142-522-15, 0142-522-16, 0142-522-17, 0143-012-44, 0155-451-10, AS NON-EXEMPT SURPLUS LAND; AUTHORIZING THE ISSUANCE OF THE NOTICE OF AVAILABILITY FORMS AND DIRECTING THE CITY MANAGER TO COMPLY WITH THE REQUIREMENTS OF THE SURPLUS LAND ACT, GOVERNMENT CODE SECTION 54220 ET SEQ., AND FINDING THE ACTION EXEMPT FROM CEQA FOR THE DISPOSITION OF CITY OWNED PROPERTIES

WHEREAS, the City of San Bernardino ("City") is the owner in fee simple of the 42 properties described in Exhibit "A", attached hereto and made part hereof, and further described and depicted in Exhibit "B", attached hereto and made part hereof, and commonly known as Assessor Parcel Numbers 0134-071-19, 0134-071-24, 0134-071-58, 0134-071-26, 0134-221-43, 0134-101-09, 0134-101-10, 0134-014-24, 0134-014-25, 0134-014-26, 0134-014-27, 0134-021-26, 0134-021-27, 0134-021-28, 0134-021-29, 0146-072-02, 0281-341-10, 0281-341-04, 0154-125-07, 0154-126-02, 0154-126-01, 0154-126-30, 0143-191-74, 0143-191-75, 0142-522-08, 0142-522-09, 0142-522-11, 0142-522-12, 0142-522-35, 0142-522-36, 0142-522-37, 0142-522-38, 0142-522-25, 0142-522-42, 0142-522-41, 0142-522-13, 0142-522-14, 0142-522-15, 0142-522-16, 0142-522-17, 0143-012-44, 0155-451-10 ("Properties"); and

WHEREAS, under the Surplus Land Act, Government Code Sections 54220 et seq. ("Act"), surplus land is land owned in fee simple by the City for which the City Council takes formal action in a regular public meeting declaring the land as surplus and not necessary for the City's use. In accordance with the Act the land must be declared either surplus land or exempt surplus land before disposal; and

WHEREAS, the Properties comprise 42 individual parcels totaling approximately 25.83 acres in size, are currently vacant, and are located throughout the City's boundaries; and

WHEREAS, City has evaluated the Properties for their potential to be used for City work or operations; and

WHEREAS, City as determined that the Properties are not necessary for the City's use and none of the statutory exemptions set forth under Government Code Section 54221(f)(1) are applicable, and therefore the Properties and dispositions thereof are subject to the Act (Government Code Section 54220 *et seq.*); and

WHEREAS, the Act requires that prior to the disposal of any surplus land, unless an exemption applies, the City must issue a Notice of Availability to, among others, affordable housing developers, and thereafter, if any entity submits a qualified Notice of Interest within sixty (60) days of issuance of the Notice of Availability, the local agency must negotiate in good faith for at least ninety (90) days with any such submitting entities; and

WHEREAS, the Property is not exempt from the Act; and

WHEREAS, a sample form of Notice of Availability, provided by the California Department of Housing and Community Development, is attached hereto as Exhibit "C" ("Form of NOA").

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN BERNARDINO AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference as findings of the City Council.

SECTION 2. The City Council finds and declares that the Properties are "surplus land" as used in the Act, because the Properties are owned in fee simple by the City, the Properties are no longer necessary for the City's use, as defined under the Act, Section 54221(c), and the Properties do not qualify as "exempt surplus land" under the Act, Section 54221(f).

SECTION 3. The City Council hereby authorizes the City Manager or designee to take all necessary actions to fully comply with the requirements of the Act, including to issue the required Notice(s) of Availability to those statutorily entitled to receive it (Section 54222), and to negotiate in good faith with those entities, if any, who submit qualified Notices of Interest (Sections 54222.5 and 54223). The City Manager or designee shall substantially rely on the Form of NOA in issuing the required Notice(s) of Availability for the Properties, and tailor the Form of NOA to the specific Properties for which a Notice of Availability is issued.

SECTION 4. The action authorized by this Resolution does not authorize or approve the actual disposition or sale of the Properties. Thus, this action does not commit the City to any future action, nor does this action approve a particular project, or grant any specific approval that would have a direct or reasonably foreseeable indirect environmental impact pursuant to the California Environmental Quality Act.

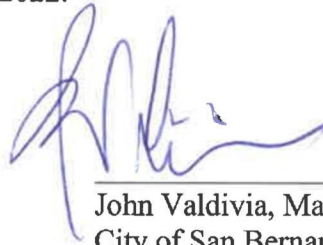
SECTION 5. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). City has determined that the designation of these properties as non-exempt surplus, authorization to issue Notice(s) of Availability, and authorization for the City Manager to comply with the Act, do not have the potential for creating a significant effect on the environment and are therefore

exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3), because such actions do not constitute a “project” as defined by the CEQA Guidelines, Section 15378. In the alternative, even if the actions contemplated here constituted a “project” under CEQA, they involve the sale of surplus government property, which is exempt from environmental review under CEQA pursuant to a Class 12 categorical exemption. Finally, adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the Properties are sold to purchasers, and those purchasers propose uses for the Properties that future use and project will be analyzed at the appropriate time in accordance with CEQA.

SECTION 6. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

SECTION 7. Effective Date. This Resolution shall become effective immediately.

APPROVED and **ADOPTED** by the City Council and signed by the Mayor and attested by the City Clerk this 16th day of November 2022.




John Valdivia, Mayor
City of San Bernardino

Attest:



Genoveva Rocha, CMC, City Clerk

Approved as to form:

PP.


Sonia Carvalho, City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF SAN BERNARDINO)

I, Genoveva Rocha, CMC, City Clerk, hereby certify that the attached is a true copy of Resolution No. 2022-234, adopted at a regular meeting held on the 16th day of November 2022 by the following vote:

<u>Council Members:</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
SANCHEZ	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
IBARRA	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
FIGUEROA	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
SHORETT	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
REYNOSO	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
CALVIN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
ALEXANDER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

WITNESS my hand and official seal of the City of San Bernardino this 17th day of November 2022.

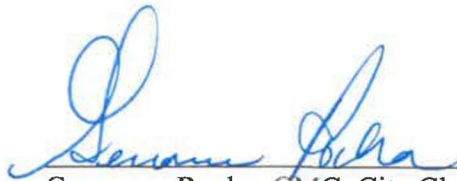

Genoveva Rocha, CMC, City Clerk

EXHIBIT "A"

Legal Descriptions

APN: 0134-071-19:

That portion of Lot 8, Block 36, City of San Bernardino, County of San Bernardino, State of California, as per map recorded in Book 7 of Maps, Page 1, records of said County, described as follows:

Commencing at the Northeast corner of said Lot 8; thence West 147 feet; thence South 61 feet; thence East 147 feet to "D" Street, in said City; thence North 61 feet to the point of beginning.

APN: 0134-071-24:

Portion of Lots 7 and 8, Block 36, in the City of San Bernardino, County of San Bernardino, State of California, as per map recorded in Book 7 of Maps, Page 1, records of said County, described as follows:

Beginning at a point 162 feet West and 5 feet North of the Northeast corner of said Lot 8; thence West 37 feet; thence South 66 feet to the North line of Church Street; thence East 37 feet; thence North 66 feet to the Point of Beginning.

APN: 0134-071-26:

Portion of Lots 7 and 8, Block 36, in the City of San Bernardino, County of San Bernardino, State of California, as per map recorded in Book 7 of Maps, Page 1, records of said County, described as follows:

Beginning at a point 30 feet East and 5 feet North of the Southwest corner of Lot 7, Block 36; thence South 66 feet; thence East 40 feet; thence North 66 feet; thence West 40 feet to the Point of Beginning.

APN: 0134-071-58

Parcel No. 1

All that portion of Lot 7 in Block 36, City of San Bernardino, in the City of San Bernardino, as per plat recorded in Book 7 of Maps, Page 1, records of said County, described as follows:

Beginning at a point 5 feet North of the South line of said Lot 7, and 162 feet West of the East line of said Lot; thence North 40 feet; thence West 135 feet, more or less, to a point in the West line of said Lot 7, distant 45 feet North of the Southwest corner of said Lot; thence South 30 feet; thence East 29 feet; thence South 10 feet; thence East 110 feet, more or less, to the point of beginning.

Parcel No. 2

Portion of Lot 7, Block 36, City of San Bernardino, in the City of San Bernardino, as per plat recorded in Book 7 of Maps, Page 1, records of said County, described as follows:

Beginning at a point 45 feet North of the Southwest corner of said Lot 7; thence North 35 feet; thence East to a point 162 feet West of the East line of said Lot 7; thence South 35 feet; thence West to the point of beginning.

Parcel No. 3

Portion of Lots 7 and 8, Block 36, City of San Bernardino, in the City of San Bernardino, as per plat recorded in Book 7 of Maps, Page 1, records of said County, described as follows:

Beginning 70 feet East and 5 feet North of the Northwest corner of said Lot 8; thence East 30 feet; thence South 66 feet; thence West 30 feet; thence North 66 feet to the point of beginning.

APN: 0134-221-43:

Real property in the City of San Bernardino, County of San Bernardino, State of California, describes as follows:

That portion of Lot 8, Block 21, City of San Bernardino, in the City of San Bernardino, County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, Page 1, records of said County, describes as follows:

Beginning at the Northeast corner of said Lot; thence South along the West line of "E" Street, 100.91 feet; thence South 89° 57' 50" West, 149.41 feet, more or less, to the West line of said Lot; thence North 00° 03' 1 O" West 101.19 feet to the Northwest corner of said Lot; thence South 89° 55' 37" East, 149.38 feet to the point of beginning.

Said land is also described as follows:

Parcel No. 20 of Parcel Map No. 688, in the City of San Bernardino, County of San Bernardino, State of California, as per plat recorded in Book 25 of Parcel Maps, Pages 47 through 58, inclusive, records of said County.

APN: 0134-101-09:

All that certain real property situated in the County of San Bernardino, State of California, described as follows:

That portion of Lots 7 and 8, in Block 27, in the City of San Bernardino, County of San Bernardino, State of California, as per plat recorded in Book 7, Page 1 of Maps, records of said County, described as follows:

Commencing at a point 148 feet, 6 inches South of the Northeast corner of Lot 8; running thence West 180 feet; thence South 150 feet; thence East 35 feet; thence South 2 feet; thence East 145 feet to the West line of "F" Street; thence North along West line of "F" Street to the point of beginning.

APN: 0134-101-10:

All that portion of Lots 7 and 8, in Block 27, in the City of San Bernardino, County of San Bernardino, State of California, as per plat recorded in Book 7, Page 1 of Maps, records of said County, described as follows:

Commencing 200 feet 6 inches South of the Northeast corner of said Lot 8; thence West 157 feet 9 inches; thence South 86-1/2 feet, more or less, to the North line of an alley; thence East 157 feet 9 inches to the East line of said Lot 8; thence North 86-1/2 feet, more or less, to the point of beginning.

APN: 0134-014-24:

The East 150 feet of Lot 1, Block 42, City of San Bernardino, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 7, Page 1 of Maps, records of said County.

Excepting therefrom the South 100 feet thereof.

APN: 0134-014-25:

That portion of Lot 1, Block 42, City of San Bernardino, County of San Bernardino, State of California, as shown on the Official Map recorded in Book 7, Page 1 of Maps, of records in the Office of the County Recorder of said County described as follows:

Beginning at the Southeast corner of Lot 1, in Block 42; thence West 150 feet; thence North 50 feet; thence East 150 feet; thence South 50 feet to the point of beginning.

APN: 0134-014-26:

The North 50 feet of the South 100 feet of the East 150 feet of Lot 1, Block 42, City of San Bernardino, in the County of San Bernardino, State of California, as per Map recorded in Book 7, Page 1 of Maps, records of said County.

APN: 0134-014-27:

That portion of Lot 1, Block 42 of the City of San Bernardino, County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, Page 1, records of said County, described as follows:

Beginning 150' West of the Southeast corner of said Lot 1, thence North 150' to the North line of said Lot; thence West 50'; thence South 150' to the South line of said Lot; thence East 50' to the point of beginning.

APN: 0134-021-26:

EAST 50 FEET OF THE SOUTH½ OF LOT 4, IN BLOCK 43, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7, PAGE 1 OF MAPS, RECORDS OF SAID COUNTY.

APN: 0134-021-27:

THAT PORTION OF LOT 4, IN BLOCK 43, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 1, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE EAST 100 FEET, MORE OR LESS, TO A POINT 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 70 FEET, MORE OR LESS, TO A POINT 230 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4;

THENCE WEST 100 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 4;

THENCE SOUTH 70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 0134-021-28:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 4, BLOCK 43, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 100 FEET, MORE OR LESS, TO A POINT 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 70 FEET, MORE OR LESS, TO A POINT 230 FEET SOUTH FROM THE NORTH LINE OF SAID LOT FOR THE TRUE POINT OF BEGINNING;

THENCE NORTH 80 FEET TO A POINT 150 FEET SOUTH OF THE NORTH LINE OF SAID LOT;

THEN WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 100 FEET TO A POINT IN THE WEST LINE OF SAID LOT;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT, 80 FEET;

THEN EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 100 FEET TO THE POINT OF BEGINNING.

APN: 0134-021-29:

All that portion of Lot 4, Block 43, as per Map recorded in Book 7, Page 1 of Maps in the Office of the County Recorder of said County, described as follows:

Beginning at a point 100 feet South of the Northwest corner of said Lot 4; thence South along the West line of said Lot, 50 feet; thence East 150 feet, more or less to the East line of said Lot; thence

North along the East line of said lot, 50 feet; thence West 150 feet more or less, to the point of beginning.

APN: 0146-072-02:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO, CITY OF SAN BERNARDINO, AND DESCRIBED AS FOLLOWS:

LOT 21. BLOCK E, HOME GARDENS SUBDIVISION, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 OF MAPS, PAGE 53, RECORDS OF SAID COUNTY.

APN: 0281-341-10:

LOT 31 TRACT NO. 12034, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 168 OF MAPS, PAGES 75 THROUGH 87, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 31, TRACT NO. 12034, AS PER MAP RECORDED IN BOOK 168 OF MAPS, PAGES 75 THROUGH 87, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 31; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 290.00 FEET; THENCE SOUTH 89° 58' 58" EAST, 225.00 FEET; THENCE SOUTH 00° 01' 02" WEST, 190.00 FEET; THENCE SOUTH 21° 15' 19" WEST, 143.18 FEET; TO A POINT ON A NON-TANGENT CURVE THROUGH WHICH A RADIAL LINE BEARS NORTH 21° 15' 19" EAST WITH A RADIUS OF 493.00 FEET; SAID POINT BEING ON THE NORTH RIGHT OF WAY OF VANDERBILT WAY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 36' 16", 177.29 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE SIDEWALKS, SEWERS, STORM DRAINS, WATER MAINS, CURBS, GUTTERS, PAVING, ELECTROLLERS, STREET LIGHTS, STREET NAME SIGNS, TRAFFIC SIGNALS AND ALL APPURTENANCES AND APPURTENANT IMPROVEMENTS AND RIGHTS (COLLECTIVELY, THE "IMPROVEMENTS") WITHIN ASSESSMENT DISTRICT NO. 961 IN THE CITY OF SAN BERNARDINO, CALIFORNIA, WHICH ASSESSMENT DISTRICT IS SHOWN AND DESCRIBED IN THE ASSESSMENT DIAGRAM FOR ASSESSMENT DISTRICT NO. 961, RECORDED FEBRUARY 6, 1985 IN BOOK 31 OF ASSESSMENT DISTRICT MAPS, PAGES 64, 65 AND 66, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AS DESCRIBED IN THE DEED TO THE CITY OF SAN BERNARDINO, RECORDED APRIL 11, 1985, AS INSTRUMENT NO. 85-085510, OFFICIAL RECORDS.

APN: 0281-341-04:

LOT 32, TRACT NO. 12034, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 168 OF MAPS, PAGES 75 THROUGH 87, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE SIDEWALKS, SEWERS, STORM DRAINS, WATER MAINS, CURBS, GUTTERS, PAVING, ELECTROLLERS, STREET LIGHTS, STREET NAME SIGNS, TRAFFIC SIGNALS AND ALL APPURTENANCES AND APPURTENANT IMPROVEMENTS AND RIGHTS (COLLECTIVELY, THE "IMPROVEMENTS") WITHIN ASSESSMENT DISTRICT NO. 961 IN THE CITY OF SAN BERNARDINO, CALIFORNIA, WHICH ASSESSMENT DISTRICT IS SHOWN AND DESCRIBED IN THE ASSESSMENT DIAGRAM FOR ASSESSMENT DISTRICT NO. 961, RECORDED FEBRUARY 6, 1985 IN BOOK 31 OF ASSESSMENT DISTRICT MAPS, PAGES 64, 65 AND 66, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AS DESCRIBED IN THE DEED TO THE CITY OF SAN BERNARDINO, RECORDED APRIL 11, 1985, AS INSTRUMENT NO. 85-085510, OFFICIAL RECORDS.

APN: 0154-125-07:

Parcel 1:

Lot 7 of Block 20, of Tract 1834, as per maps of record in Book 26, Page(s) 52 of Maps in the Office of the County recorder of said County.

Parcel 2:

An appurtenant easement for ingress and egress and public utilities over and across the West 9.5 feet to the Southern most 55 feet of Lot 8, Block 20, of Tract 1834, as per maps in Book 26, page(s) 52 of maps, in the Office of the County Recorder of said County.

APN: 0154-126-02:

Lot 2, Block 19 of Tract 1834, in the City of San Bernardino, County of San Bernardino, State of California, as per map recorded in Book 26, Page(s) 52 of Maps in the Office of the County recorder of said County. Together with an easement for ingress and egress and surface water flow across Lots 1 and 2 and for the benefit of Lots 1, 2 and 3, Block 19, Tract 1834, 10 feet in width, running East and West, the South line of which is 23 feet North of and parallel to the South line of said Lots 1 and 2.

APN: 0154-126-01:

Lot 1, Block 19 of Tract 1834, San Bernardino Heights, in the City of San Bernardino, County of San Bernardino, State of California, as per map recorded in Book 26, Page(s) 52 of Maps in the Office of the County recorder of said County.

Together with an easement for ingress and egress and surface water flow across Lots 1, 2 and 3 and for the benefit of Lots 1, 2 and 3, Block 19, Tract 1834, 10 feet in width running East and West, the South line of which is 23 feet North of and parallel to the South line of said Lots 1, 2 and 3.

APN: 0154-126-30:

Parcel 1:

Lots 10 and 11, Block 19 of Tract No. 1834, in the City of San Bernardino, County of San Bernardino, State of California, as per map recorded in Book 26 Page 52 of Maps, in the office of the County recorder of said County.

Parcel 2:

A non-exclusive easement for ingress and egress of that portion of Lot 12, Block 19, Tract 1834, in the City of San Bernardino, County of San Bernardino, State of California, as per map recorded in Book 26 Page 52 of Maps, in the office of the County recorder of said County described as follows:

Commencing at the Northeast corner of said Lot;

Thence West along the North line of said Lot 30 feet;

Thence Southeasterly to a point on the East line of said Lot, distant South 20 feet from the Northeast corner thereof;

Thence North 20 feet to the point of beginning.

APN: 0143-191-74:

Parcel 2 of Parcel Map No. 19200, in the City of San Bernardino, County of San Bernardino, State of California, as per Plat recorded in Book 237, Pages 45 through 46 inclusive of Parcel Maps in the Office of the County recorder of said County.

APN: 0143-191-75:

Parcel 2 of Parcel Map No. 19200, in the City of San Bernardino, County of San Bernardino, State of California, as per Plat recorded in Book 237, Pages 45 through 46 inclusive of Parcel Maps in the Office of the County recorder of said County

APN: 0142-522-08:

Parcel 1:

Lot 10 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 90 Page(s) 44 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the south 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

An easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County. Except therefrom any portion lying within Parcel 1 above.

Parcel 3:

An easement for ingress, egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, State of California, a certified copy thereof recorded April 3, 1987 as Instrument No. 87-110057 of Official records of said County lying within Lot 1 of Tract 7050.

APN: 0142-522-09:

Lot 9 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as shown by map on file in Book 90, Page 44 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the South 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino. A Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057 of Official Records, which would pass by normal operation of law.

APN: 0142-522-11:

Parcel 1:

Lot(s) 7 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 90 Page(s) 44 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the south 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

As easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County, except therefrom any portion lying within Parcel 1 above.

APN: 0142-522-12:

Parcel 1:

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Lot 6 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 90 Page(s) 44 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the south 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

An easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County. Except therefrom any portion lying within Parcel 1 above.

Reserving therefrom, for the benefit of the Grantor an easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, State of California, a certified copy thereof recorded April 3, 1987 as Instrument No. 87-110057 of Official records of said County.

APN: 0142-522-13:

Parcel 1:

Lot 5 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 90, Page 44 of Maps, in the Office of the County Recorder of said County, together with that portion of the North 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

An easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified Copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County, except therefrom any portion lying within Parcel 1 above.

APN: 0142-522-14:

Parcel 1:

Lot(s) 4 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 90, Page(s) 44 of Maps, in the Office of the County Recorder of said County.

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Recorder of said County, together with that portion of the North 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

An easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified Copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County. Except therefrom any portion lying within Parcel 1 above.

APN: 0142-522-15:

Parcel 1:

Lot(s) 3 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 90 Page(s) 44 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the south 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

As easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County.

Except therefrom any portion lying within Parcel 1 above.

APN: 0142-522-16:

Parcel 1:

Lot(s) 2 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 90 Page(s) 44 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the north 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

As easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County.

Except therefrom any portion lying within Parcel 1 above

APN: 0142-522-17:

Parcel 1:

Lot 1 of Tract No. 7050, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 90 Page(s) 44 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the North 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

As easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County.

Except therefrom any portion lying within Parcel 1 above.

APN: 0142-522-35:

Parcel 1 of Parcel Map No. 3525, in the City of San Bernardino, County of San Bernardino, State of California, as per map recorded in Book 32, Page 19 of Parcel Maps, in the office of the County Recorder of said County.

Together with that portion of the South 1/2 of 5th Street adjoining said land on the North, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Excepting therefrom all oil, gas, minerals and other hydrocarbons below a depth of 500 feet, without the right of surface entry, as reserved in the deed from Glendale Federal Savings and Loan Association, as United States Corporation, recorded December 10, 1981 as Instrument No. 81-269245, Official Records.

Parcel 2:

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As easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County.

Except therefrom any portion lying within Parcel 1 above.

APN: 0142-522-36:

Parcel 1:

Parcel 2 of Parcel Map No. 3525, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 32 Page(s) 19 of Parcel Maps, in the Office of the County Recorder of said County.

Together with that portion of the south 1/2 of 5th Street adjoining said land on the North as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Except therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but with no right of surface entry, as provided in Deeds of Record.

Parcel 2:

An easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County. Except therefrom any portion lying within Parcel 1 above reserving therefrom, for the benefit of the Grantor an easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, State of California, a certified copy thereof recorded April 3, 1987 as Instrument No. 87-110057 of Official records of said County.

APN: 0142-522-37:

Parcel 3, inclusive of Parcel Map No. 3525, in the City of San Bernardino, County of San Bernardino, State of California, as per plat recorded in Book 32 of Parcel Maps, Page(s) 19, records of said County, together with the South 1/2 of 5th Street adjoining said land on the North, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records.

APN: 0142-522-38:

Parcel 1:

Parcel 4 of Parcel Map 3525, in the City of San Bernardino, County of San Bernardino, State of California, as per Map recorded in Book 32 Page(s) 19 of Maps, in the Office of the County Recorder of said County.

Together with that portion of the South 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

As easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87-110057 of Official Records of said County.

Except therefrom any portion lying within Parcel 1 above.

APN: 0142-522-25:

Parcel 1:

That portion of the East 5 acres of the Southwest 1/4 of Government Lot 7 of Section 6, township 1 South, Range 4 West, San Bernardino Base and Meridian, in the City of San Bernardino, County of San Bernardino, State of California, according to the Official Map of said land, described as follows:

Beginning at a point on the North line of said Southwest 1/4 of Government Lot 7, said point being distant north 89° 49' 15" East 100.00 feet from the Northeast corner of Lot 5 of Tract No. 7050, as per map recorded in Book 90, Page 44 of Maps, records of said County;

Thence North 89° 49' 15" East 50.00 feet;

Thence South 0° 04' 38" East 148.00 feet;

Thence South 89° 49' 15" West 50.00 feet;

Thence North 0° 03' 38" West 148.00 feet to the point of beginning

Together with that portion of the North 1/2 of 5th Street adjoining said land, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

Parcel 2:

As easement for ingress and egress and rights incidental thereto over that portion of said land described in that certain Resolution No. 87-56 of the City Council of the City of San Bernardino, County of San Bernardino, State of California, a Certified copy thereof recorded April 3, 1987 as Instrument No. 87- 110057 of Official Records of said County.
Except therefrom any portion lying within Parcel 1 above.

APN: 0142-522-41:

Parcel 1:

That portion of the East 5 acres of the Southwest 1/4 of Government Lot 7 of Section 6, Township 1 South, Range 4 West, San Bernardino, Base and Meridian, in the City of San Bernardino, County of San Bernardino, State of California, according to the Official Map of said land, described as follows:

Beginning at the Northeast corner of Lot 5 of Tract No. 7050, as per Map recorded in Book 90 of Maps, Page 44, of Records of said County; thence South 0° 03' 38" East; along the East line of Said Lot 5, 148.00 feet to the Southeast corner thereof; thence North 89° 49' 5" East, 50.00 feet; thence North 0° 03' 38" West, 148.00 Feet; thence South 89° 49' 15" West, 50.00 feet to the point of beginning.

Together with the North 1/2 of 5th Street adjoining said land on the South, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, which would pass by normal operation of law.

APN: 0142-522-42:

That portion of the East 5 acres of the Southwest 1/4 of Government Lot 7 of Section 6, Township 1 South, Range 4 West, San Bernardino Base and Meridian, in the City of San Bernardino, County of San Bernardino, State of California, according to the Official Map of said Land described as follows:

Beginning at a point on the North line of said Southwest 1/4 of Government Lot 7, said point being distant North 89 degrees 49' 15" east 50.00 feet from the Northeast corner of Lot 5, Tract No. 7050, as per Map recorded in Book 90, of Maps, Page 44, Records of said County; thence North 89 degrees 49' 15" East, 50.00 feet; thence South 0 degrees 03' 38" East, 148.00 feet; thence South 89 degrees 49' 15" West, 50.00 feet; thence North 0 degrees 03' 38" West, 148.00 feet to the point of beginning.

Together with the North 1/2 of 5th Street adjoining said land on the South, as vacated by Resolution of the City Council of the City of San Bernardino, a Certified Copy of which recorded April 3, 1987 as Instrument No. 87-110057, Official Records, that would pass by operation of law.

APN: 0143-012-44:

Tract No: 2852 ; Abbreviated Description: DIST:12 CITY:SAN BERNARDINO TR#:2852
TRACT NO 2852 S 150 FT W 250 FT LOT 1 .86 AC M/L ; City/Muni/Twp: SAN
BERNARDINO

APN: 0155-451-10:

LOTS 2 AND 4 OF TRACT NO. 5038, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 85 OF MAPS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "B"

Ward 1



**FUTURE
DEVELOPMENT
OPPORTUNITY
VACANT LAND**



APN: 0134-071-19

Lot Size: 0.20 Acres / 8,712 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: Church Street and North "D" Street

Zoning: CR2 - Commercial Regional 2 - Downtown



Ward 1



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-071-24

Lot Size: 0.05 Acres / 2,178 Square Foot

Site improvements: None. Vacant land to be sold in an as-is condition.

Cross Streets: Church Street and North "D" Street

Zoning: CR2 - Commercial Regional 2 - Downtown



Ward 1



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-071-26

Lot Size: 0.06 Acres / 2,613 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: Church Street and North "D" Street

Zoning: CR2 - Commercial Regional 2 - Downtown



Ward 1



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-071-58

Lot Size: 0.27 Acres / 11,761 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: Church Street and North "D" Street

Zoning: CR2 - Commercial Regional 2 - Downtown



Ward 1

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-014-24

Lot Size: 0.17 Acres / 7,405 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 6th Street and North "G" Street

Zoning: CR2 - Commercial Regional 2 - Downtown



Ward 1

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-014-25

Lot Size: 0.17 Acres / 7,405 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 6th Street and North "G" Street

Zoning: CR2 - Commercial Regional 2



Ward 1

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-014-26

Lot Size: 0.17 Acres / 7,405 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 6th Street and North "G" Street

Zoning: CR2 - Commercial Regional 2

Ward 1

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-014-27

Lot Size: 0.17 Acres / 7,405 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 6th Street and North "G" Street

Zoning: CR2 - Commercial Regional 2



Ward 1

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-021-26

Lot Size: 0.17 Acres / 7,405 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 6th Street and North "G" Street

Zoning: CR2 - Commercial Regional 2



Ward 1

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-021-27

Lot Size: 0.16 Acres / 6,969 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 6th Street and North "G" Street

Zoning: CR2 - Commercial Regional 2



Ward 1



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-021-28

Lot Size: 0.18 Acres / 7,840 Square Foot

Site Improvements: None. Vacant land to be sold in an as-is condition.

Cross Streets: West 6th Street and North "G" Street

Zoning: CR2 - Commercial Regional 2



Ward 1



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-021-29

Lot Size: 0.17 Acres / 7,405 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 6th Street and North "G" Street

Zoning: CR2 - Commercial Regional 2



Ward 1



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-101-09

Lot Size: 0.21 Acres / 9,147 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North "F" Street

Zoning: CR2 - Commercial Regional 2 - Downtown



Ward 1



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0134-101-10

Lot Size: 0.30 Acres / 13,068 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North "F" Street

Zoning: CR2 - Commercial Regional 2 - Downtown



Ward 1



FUTURE DEVELOPMENT OPPORTUNITY



APN: 0134-221-43

Address: 396 N "E" Street

Lot Size: 0.35 Acres / 15,246 Square Foot

Structure Size: 32,848 Square Foot

Site improvements: Structure - to be sold as-is.

Cross Streets: West 4th Street and North "E" Street

Zoning: CR2 - Commercial Regional 2 - Downtown



Ward 2



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



Address: 1715 N Arrowhead Avenue

APN: 0146-072-02

Lot Size: 0.15 Acres / 6,534 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: North Arrowhead Avenue and West 17th Street

Zoning: CO - Commercial Office



Ward 3



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0281-341-04

Lot Size: 7.28 Acres / 317,247 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: East Vanderbilt Way and East Carnegie Drive

Zoning: CR-3 - Commercial Regional 3 - Tri City/Club

Ward 3



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0281-341-10

Lot Size: 7.40 Acres / 322,344 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: East Vanderbilt Way and East Carnegie Drive

Zoning: CR-3 - Commercial Regional 3 - Tri City/Club



Ward 4

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0154-125-07

Lot Size: 0.15 Acres / 6,534 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: North Waterman Avenue and North Sierra Way

Zoning: RMH - Residential Medium High

Ward 4

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0154-126-01

Lot Size: 0.22 Acres / 9,583 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: Leroy Street and East 49th Street

Zoning: RMH - Residential Medium High



Ward 4



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0154-126-02

Lot Size: 0.22 Acres / 9,583 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: Leroy Street and East 49th Street

Zoning: RMH - Residential Medium High



Ward 4



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0154-126-30

Lot Size: 0.27 Acres / 11,761 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: North Waterman Avenue and East 49th Street

Zoning: RMH - Residential Medium High



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0143-191-74

Lot Size: 0.75 Acres / 32,670 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West Highland Avenue and Medical Center Drive

Zoning: CO - Commercial Office



Ward 6



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0143-191-75

Lot Size: 0.27 Acres / 11,761 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West Highland Avenue and Medical Center Drive

Zoning: CO - Commercial Office



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-08

Lot Size: 0.25 Acres / 10,890 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: North Meridian Ave and West 5th Street

Zoning: CGI - Commercial General 1



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-09

Lot Size: 0.24 Acres / 10,464 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: North Meridian Ave and West 5th Street

Zoning: CG 1 - Commercial General 1



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-11

Lot Size: 0.24 Acres / 10,454 Square Foot

Site improvements: None. Vacant land to be sold in as-is.

Cross Streets: North Meridian Ave and West 5th Street

Zoning: CG 1 - Commercial General 1



Ward 6



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-12

Lot Size: 0.24 Acres / 10,454 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: North Meridian Ave and West 5th Street

Zoning: CG 1 - Commercial General 1



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-13

Lot Size: .24 Acres / 10,454 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1

Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-14

Lot Size: .24 Acres / 10,454 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1

Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-15

Lot Size: .24 Acres / 10,454 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1



Ward 6



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-16

Lot Size: .24 Acres / 10,454 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-17

Lot Size: .25 Acres / 10,890 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1

Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-25

Lot Size: .20 Acres / 8,712 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1



Ward 6



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-35

Lot Size: .20 Acres / 8,712 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-36

Lot Size: .20 Acres / 8,712 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-37

Lot Size: .20 Acres / 8,712 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1

Ward 6



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-38

Lot Size: .20 Acres / 8,712 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-41

Lot Size: .20 Acres / 8,712 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1



Ward 6

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0142-522-42

Lot Size: .20 Acres / 8,712 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: West 5th Street and North Meridian Avenue

Zoning: CG-1 - Commercial General - 1



Ward 6



FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0143-012-44

Lot Size: 0.86 Acres / 37,461 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: Medical Center Drive and West 21st Street

Zoning: CO - Commercial Office



Ward 7

FUTURE DEVELOPMENT OPPORTUNITY VACANT LAND



APN: 0155-451-10

Lot Size: 1.41 Acres / 61,419 Square Foot

Site improvements: None. Vacant land to be sold as-is.

Cross Streets: Mountain Avenue and East Lynwood Drive

Zoning: CR2 - Commercial Regional 2

EXHIBIT "C"

**City of San Bernardino
Notice of Availability of Surplus Land**



Date:

To: Interested Parties

Re: Notice of Availability/Offer to Sell Surplus Property

As required by Government Code Section 54220 of the State of California, the City of San Bernardino is providing written notification that the City of San Bernardino intends to sell or lease the surplus land listed in the accompanying exhibit. (Exhibit A)

In accordance with Government Code Section 54222, you will have sixty (60) days from the date this notification was sent, via certified mail or electronic mail, to notify the City of San Bernardino of your interest in acquiring the property. This notification shall not obligate the City of San Bernardino to sell the property to you in any way. As required by Government Code Section 54223, the City of San Bernardino will enter a ninety (90) day period of good faith negotiations. If no agreement has been reached during this time regarding purchase or lease terms, the City of San Bernardino will then market the property for sale to the Public.

As required by Government Code Section 54227, if the City of San Bernardino receives more than one letter of interest during this sixty (60) day period, priority will be given to entities proposing housing developments where at least twenty five percent (25%) of the units will be affordable to lower income households. If more than one proposal is received meeting these requirements, priority will be given to the proposal offering the greatest number of affordable units to lower income households. If more than one proposal specifies the same number of affordable units available to lower income households, priority will be given to the proposal that has the lowest average affordability level.

In the event your organization is interested in purchasing this property, you must notify the City of San Bernardino in writing within sixty (60) days of receiving this notice via certified or electronic mail. Notice of your interest in acquiring the property shall be directed to the **Community and Economic Development Department, Real Property Division** located at 290 North D Street, San Bernardino, CA, 92401. You may also direct your response and questions electronically to realproperty@sbcity.org or by calling this number: 909-384-5366.

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