

ATTACHMENT "A"
PROPERTY SUMMARY

PROPERTY SUMMARY – EXCESS LAND SALE		
N/S OF STOWELL STREET BETWEEN EUCLID AVENUE AND SULTANA AVENUE		
Assessor's Parcel No.	APN 1046-605-01 Property "1"	APN 1046-605-02 and 03 Property "2"
Property Rights Appraised	Fee Simple	
Location	The Properties are located north of the 10 Interchange along the N/S of Stowell Street between Euclid Avenue and Sultana Avenue, in the City of Upland.	
Size and Shape	<p>Per the San Bernardino County Assessor's Office, the subject Properties include 3 parcels, approximately 2.4± acres.</p> <p>SBCTA has not surveyed the Properties. No warranty is made by SBCTA relative to the ground locations of property lines. Should the successful bidder desire a survey of the Properties, this may be accomplished by an independent survey at the purchaser's expense.</p>	
Easements	Easements and Encroachments are noted in the attached Preliminary Title Report's prepared by Commonwealth Land Title on February 12, 2016, attached as Attachment "D". SBCTA does not have maps which plot the location of the easements.	
General Plan/Zoning	<p>The subject is situated within the Historic Downtown Upland Specific Plan.</p> <p>The Land Use Element of the General Plan designates the majority of the subject Properties as a R-3-1500 (Multiple Family Residential) use and Commercial use.</p>	
Improvements and Access	<p>Property "1" has an Industrial Building (legally non-conforming use) with a lease. The lease had a 30-termination clause.</p> <p>The subject Properties are accessed via Stowell Street. There are no curbs along the north side of this street.</p>	
Topography and Drainage	The overall area of the subject Properties is level at street grade.	



Looking northwesterly toward APN 1046-605-01 from Sultana Ave.



Looking northeasterly toward APN 1046-605-01 from 2nd Ave.



Looking west toward APN 1046-605-03 from 2nd Ave.



Looking north toward APN 1046-605-03 from Stowell St.