

EXECUTIVE SUMMARY

Project Name	Metrolink Station
Property Address/Location	NEC Orange Way & Sierra Avenue, Fontana, California
Assessor's Parcel Number(s)	0191-291-19-0000
Owner of Record	San Bernardino County Transportation, per the Preliminary Title Report provided by First American Title Company, dated March 3, 2025.
Larger Parcel Size	223,741 square feet, or 5.1364 acres <i>Source: San Bernardino County Assessor's Records</i>
Zoning	The subject is located in the Form-Based Code (FBC), which is a mixed use zoning.
General Plan	The eastern portion of the subject property that is improved as a public park has a land designation of Recreational Facilities (P-R), and the remaining western side of the subject has a land designation of Public Facilities (P-PF)
Current Use	<i>Bus Station, and a public park</i>
Highest and Best Use of Larger Parcel (As Vacant) (As Improved)	<i>Future development of Multi-Family Residential</i> <i>Bus Station, and a public park</i>
Purpose of the Appraisal	To provide an opinion of Fair Market Value
Appraisal Assignment	The appraisal assignment is to develop an opinion of the fair market value of the larger parcel and property rights to be acquired for the project as of the date of value.
Client/Intended User(s)	The client of this assignment is the City of Fontana, which is also the intended user.
Intended Use	Assist the Intended User in developing an offer of compensation for the required real property rights.
Proposed Acquisition: Fee	6,194 Square Feet, 0.14 Acres

Opinion of Fair Market Value:

OPINION OF FAIR MARKET VALUE

Total Permanent Acquisition (Land)	\$111,492.00
Damages (Including Cost to Cure)	\$0.00
Total	\$111,492.00
Rounded	\$111,000

Date of Inspection April 30, 2025

Date of Value April 30, 2025

Date of Report May 14, 2025