

## MEETING NOTICE AND AGENDA

### REGULAR MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

Monday, July 14, 2014 at 9:00 a.m. – Regular Session

City of Madera - City Hall Council Chambers  
205 West Fourth Street, Madera, California

#### 1. CALL TO ORDER – REGULAR SESSION

##### ROLL CALL

**Gary Svanda, Chairperson**

(Representing the Madera City Council)

**Stell Manfredi, Vice-Chairperson**

(Representing a Member of the Public at Large)

**Ric Arredondo, Board Member**

(Representing the Chancellor of Community Colleges)

**Manuel Nevarez, Board Member**

(Representing the Madera County Board of Supervisors)

**Donald Horal, Board Member**

(Representing the Madera County Mosquito & Vector Control District)

**Cecilia Massetti, Ed.D., Board Member**

(Representing the Madera County Superintendent of Schools)

**Bob Wilson, Board Member**

(Representing Former Madera Redevelopment Agency Employees)

##### PLEDGE OF ALLEGIANCE

##### PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Board is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Board does not respond to public comment at this time.

#### 2. CONSENT CALENDAR

2.1 Minutes of the Regular Meeting of the Oversight Board for June 16, 2014

#### 3. PRESENTATIONS/ADMINISTRATIVE REPORTS

3.1 Consideration of a Resolution Amending Long Range Property Management Plan: Property Inventory Data for the Madera Successor Agency

#### 4. NEW BUSINESS

There are no items for this section.

#### 5. GENERAL

There are no items for this section.

#### 6. BOARD MEMBER REPORTS

#### 7. ADJOURNMENT

The next Regular Meeting date of the Oversight Board is Monday, August 18, 2014.

*The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators needed to assist participation in this public meeting should be made at least seventy two (72) hours prior to the meeting. Please call the Human Resources Office at (559) 661-5401. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service.*

*Any writing related to an agenda item for the open session of this meeting distributed to the Board less than 72 hours before this meeting is available for inspection at the Successor Agency office located at 428 East Yosemite Avenue, Madera California 93638 during normal business hours.*

*Para asistencia en Español sobre este aviso, por favor llame al (559) 661-5082.*

I, Claudia Mendoza, Recording Secretary, declare under penalty of perjury that I posted the above Meeting Agenda of the Regular Meeting of the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency for Monday, July 14, 2014 at 9:00 a.m. in the Council Chambers at City Hall near the front entrances of City Hall before the close of business on Thursday, July 10, 2014.

**REGULAR MEETING OF THE  
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE FORMER MADERA REDEVELOPMENT AGENCY**

**Monday, June 16, 2014**

**9:00 a.m. – Regular Session**

City of Madera City Hall – Council Chambers  
205 West Fourth Street, Madera, California

**Action/Summary Minutes**

**1. CALL TO ORDER – REGULAR SESSION**

Meeting called to order by Chairman Svanda at 9:00 a.m.

**ROLL CALL**

**Board Members Present:**

Gary Svanda, Chairperson  
Stell Manfredi, Vice-Chairperson  
Bob Wilson, Board Member  
Cecilia Massetti, Ed.D, Board Member

**Board Members Absent:**

Manuel Nevarez, Board Member  
Ric Arredondo, Board Member  
Donald Horal, Board Member

**Successor Agency Staff Members Present:**

Executive Director James Taubert, City Attorney J. Brent Richardson and Recording Secretary Claudia Mendoza

The Pledge of Allegiance was led by Board Member Wilson.

**PUBLIC COMMENT**

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Board is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Board does not respond to public comment at this time.

*Chairperson Svanda opened the public comment portion of the meeting. There being no comments offered, the public comment portion of the meeting was closed.*

**2. CONSENT CALENDAR**

**2.1 Minutes of the Regular Meeting of the Oversight Board for February 18, 2014**

**Action:** Approval of the Consent Calendar item as presented.

**Moved by:** Board Member Manfredi; seconded by Board Member Wilson.

**Vote:** 4/0. Ayes: Board Members Svanda, Manfredi, Massetti and Wilson.

Noes: None

Absent: Board Members Arredondo, Horal and Nevarez



### **3. PRESENTATIONS/ADMINISTRATIVE REPORTS**

#### **3.1 Consideration of a Resolution Approving an Amendment to Agreement Between North Star Engineering Group Inc., and The Successor Agency of The Former Madera Redevelopment Agency For Engineering Services Related to the Southwest Industrial Park Project**

##### **Summary of staff report:**

Executive Director Taubert presented the staff report stating that we have an approved enforceable obligation with NorthStar Engineering. They are doing an infrastructure evaluation. One of the elements of that is the construction of Massetti Drive. This will create another crossing on the spur. It is the railroad's position that they do not allow any new crossings, so we will have to close at least two. This amendment will would allow an evaluation of the potential closure of Jennings Street, 4<sup>th</sup> Street, N Street, O Street and a little alley between N Street and O Street.

Board Member Manfredi asked who determines the closures? Executive Director Taubert responded that it would be the City Council. Also, as soon as we get the data, we will present the findings and we will have a public hearing.

Discussion followed.

**Action:** Adopted Resolution No. OB 14-04, approving a Second Amendment to Agreement with NorthStar Engineering Group Inc.

**Moved by:** Board Member Wilson; seconded by Board Member Svanda.

**Vote:** 4/0. Ayes: Board Members Svanda, Manfredi, Massetti and Wilson.

Noes: None

Absent: Board Members Arredondo, Horal and Nevarez

#### **3.2 Consideration of a Resolution Approving the Transfer of Title to 300 South G Street to the County of Madera**

##### **Summary of staff report:**

Executive Director Taubert presented a staff report noting that this issue will be addressed with the Department of Finance at a scheduled conference call today. From the outset, when we acquired this property as part of our obligation to the County for the Courthouse Project; the Department of Finance saw this as a new project and not a fulfillment of the obligation with the County. To that end, after we acquired this we just transferred the remaining funds that we owed them. By transferring title of the church property our obligation to the County will be fulfilled.

Board Member Manfredi asked why would the State question an obligation from 2009, what is their reasoning? Executive Director Taubert responded that there is none that he can see, and this is not the only thing that has been questioned. As you recall, when we moved to approve the acquisition it was approved by the Successor Agency and the Oversight Board. It went to the State, and they kicked it back asking Oversight Board to reconsider it, but the Oversight board reaffirmed the action. That was not the route the State assumed we would take.

Discussion followed.

**Action:** Adopted Resolution No. OB 14-05, approving the Conveyance of Real Property Located at 300 South G Street, Madera, California.

**Moved by:** Board Member Massetti; seconded by Board Member Manfredi.

**Vote:** 4/0. Ayes: Board Members Svanda, Manfredi, Massetti and Wilson.

Noes: None

Absent: Board Members Arredondo, Horal and Nevarez

#### **3.3 Consideration of a Resolution Approving an Amendment to the Development and Disposition Agreement with Ironhorse Elm LLC**

**Summary of staff report:**

Executive Director Taubert presented a staff report that stated that Ironhorse Elm LLC was a partnership between Todd Spencer, Melissa Spencer and Robert Spencer. We entered into an agreement with them in 2010. Typically when a DDA is done, we have timelines for performance. More importantly, when we did the deal with Ironhorse LLC it was specific to them, it could not be transferred. Ironhorse Elm LLC has asked for a timeline extension for a number of reasons. One, we did not complete the contamination cleanup until April of this year. Two, we still have not constructed the traffic signal. Three, and most important, Ironhorse Elm does not look the same as it once did. It is their desire to place the property up for auction.

Discussion followed.

**Action:** Adopted Resolution No. OB 14-06, approving the Amendment to the Development and Disposition Agreement with Ironhorse Elm LLC

**Moved by:** Board Member Manfredi; seconded by Board Member Wilson.

**Vote:** 4/0. Ayes: Board Members Svanda, Manfredi, Massetti and Wilson.

Noes: None

Absent: Board Members Arredondo, Horal and Nevarez

**4. NEW BUSINESS**

There are no items for this section.

**5. GENERAL**

There are no items for this section.

**6. BOARD MEMBER REPORTS**

Board Member Wilson had nothing to report.

Board Member Massetti had nothing to report.

Vice-Chairperson Manfredi had nothing to report.

Chairperson Svanda had nothing to report.

**7. ADJOURNMENT**

The meeting was adjourned at 9:15 a.m.

Respectfully submitted by,

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Claudia Mendoza, Recording Secretary

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Gary Svanda, Chairperson

/cm

## **REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**

**BOARD MEETING OF:** July 14, 2014  
**AGENDA ITEM NUMBER:** 3.1

**APPROVED BY:**

  
Executive Director

**Subject:** Consideration of a Resolution Amending the Long Range Property Management Plan (LRPMP)

**Summary:** The Oversight Board will consider a resolution amending the Long Range Property Management Plan

### **HISTORY/BACKGROUND**

The Successor Agency/Oversight Board authorized the submittal of a Long Range Property Management Plan in July, 2013. Based on comments from the Department of Finance, the following are the most significant of the changes:

1. Use of Sales Proceeds – The original plan proposed using the sales proceeds to fund replacement housing obligations. The Department of Finance objected to that proposal. Additionally, Mr. John Knox, Agency Bond Counsel, indicated the proceeds would need to fund tax exempt “bond eligible” projects (i.e. public infrastructure).
2. Retention of Property for Future Development – All of the properties proposed to be retained for future development would require the acquisition of adjacent properties. In that there is no funding available, all of the properties will be sold for “fair market value”.
3. 1321/1399/1401/1403/1405/1407 East Yosemite Avenue – A portion of these properties are proposed to be retained for governmental use. That use would be the future widening of Yosemite Avenue. The remainder of the property would be sold for fair market value. Approximately 11,000± sf would be needed for the Yosemite Avenue widening. This would leave approximately 20,424 sf available for sale.
4. 320 South D Street, 321 South E Street and 100 East 7<sup>th</sup> Street – These acquisitions were funded with tax increment. The Oversight Board will determine if the sales proceeds can be used on the MID Canal Relocation Project or provided to the County Auditor for distribution to taxing entities.

### **RECOMMENDATION**

Staff recommends the Oversight Board adopt the resolution amending the Long Range Property Management Plan.

JET:cm

Attachments:

- Resolution
- Amended LRPMP



**RESOLUTION NO. OB –**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, as authorized by applicable law, the City of Madera has elected to serve as the Successor Agency to the former Madera Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Madera Redevelopment Agency; and

**WHEREAS**, the Successor Agency has previously prepared and submitted a long-range property management plan to the Oversight Board which adopted the plan on July 15, 2013, in accordance with Health and Safety Code Section 34191.5; and

**WHEREAS**, the Successor Agency has prepared an Amended Long-Range Property Management Plan ("Amended Plan"), and a copy of the Amended Plan is attached to this Resolution as Exhibit "A".

**WHEREAS**, the Oversight Board finds that the Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

**NOW, THEREFORE**, the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency does hereby resolve as follows:

1. The foregoing recitals are true and correct.
2. The Amended Long-Range Property Management Plan attached to this Resolution as Exhibit "A", as submitted to and approved by the Successor Agency, is hereby approved for submittal to the Department of Finance.
3. This resolution is effective immediately upon adoption.

\* \* \* \* \*

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

|   |                                   | HSC 34191.5 (c)(2)  |                        | HSC 34191.5 (c)(1)(A) |                           |                         |             |                                 | SALE OF PROPERTY    |                         | HSC 34191.5 (c)(1)(B)                               | HSC 34191.5 (c)(1)(C)      |                                |          |                    | HSC 34191.5 (c)(1)(D)            |                            | HSC 34191.5 (c)(1)(E)                              |   | HSC 34191.5 (c)(1)(F)  | HSC 34191.5 (c)(1)(G)                                      |  | HSC 34191.5 (c)(1)(H) |
|---|-----------------------------------|---------------------|------------------------|-----------------------|---------------------------|-------------------------|-------------|---------------------------------|---------------------|-------------------------|---|----------------------------|--------------------------------|----------|--------------------|----------------------------------|----------------------------|--|---|--|--|--|-----------------------|
|   | Property Type                     | Permissible Use     | Permissible Use Detail | Acquisition Date      | Value at Time of Purchase | Estimated Current Value | Value Basis | Date of Estimated Current Value | Proposed Sale Value | Proposed Sale Date      | Purpose for which property was acquired             | Address                    | APN #                          | Lot Size | Current Zoning     | Estimate of Current Parcel Value | Estimate of Income/Revenue | Contractual requirements for use of income/revenue | History of environmental contamination, studies, and/or remediation, and designation as a brownfield site | Description of property's potential for transit oriented development | Advancement of planning objectives of the successor agency | History of previous development proposals and activity |                       |
| 1   | Vacant Lot                        | Retail/Commercial   |                        | 11/6/2007             | \$ 200,000                | \$ 26,250               | \$4.50/SqFt | Jan 2013                        | 23,423              | Unknown                 | Retail/Commercial                                   | 1401 E Yosemite Ave        | 008-143-019                    | 5,205    | C1                 | 26,250                           |                            |  |   |  |  |  |                       |
| 2   | Vacant Lot                        | Retail/Commercial   |                        | 11/6/2007             | \$ 52,500                 | \$ 26,250               | \$4.50/SqFt | Jan 2013                        | 23,598              | Unknown                 | Retail/Commercial                                   | 1403 E Yosemite Ave        | 008-143-020                    | 5,244    | C1                 | 26,250                           |                            |  |   |  |  |  |                       |
| 3   | Vacant Lot                        | Retail/Commercial   |                        | 10/6/2008             | \$ 205,000                | \$ 20,690               | \$4.50/SqFt | Jan 2013                        | 18,621              | Unknown                 | Retail/Commercial                                   | 1321 E Yosemite Ave        | 007-142-001                    | 4,138    | C1                 | 20,690                           |                            |  |   |  |  |  |                       |
| 4   | Vacant Lot                        | Retail/Commercial   |                        | 2/8/2008              | \$ 100,000                | \$ 26,885               | \$4.50/SqFt | Jan 2013                        | 24,197              | Unknown                 | Retail/Commercial                                   | 1407 E Yosemite Ave        | 008-143-003                    | 5,377    | C1                 | 26,885                           |                            |  |   |  |  |  |                       |
| 5   | Vacant Lot                        | Retail/Commercial   |                        | 7/25/2008             | \$ 174,000                | \$ 30,600               | \$4.50/SqFt | Jan 2013                        | 27,540              | Unknown                 | Retail/Commercial                                   | 1399 E Yosemite Ave        | 008-143-018                    | 6,120    | C1                 | 30,600                           |                            |  |   |  |  |  |                       |
| 6   | Vacant Lot                        | Retail/Commercial   |                        | 4/20/2010             | \$ 42,640                 | \$ 26,550               | \$4.50/SqFt | Jan 2013                        | 23,895              | Unknown                 | Retail/Commercial                                   | 1405 E Yosemite Ave        | 008-143-021                    | 5,310    | C1                 | 26,550                           |                            |  |   |  |  |  |                       |
| 7   | Vacant Lot                        | Retail/Commercial   |                        | 8/20/2001             | \$ 113,000                | \$ 18,750               | Appraisal   | 6/1/2012                        | 18,750              | Escrow Pending          | DT Commercial                                       | 218 East Yosemite (Ritz)   | 007-161-006                    | 3,750    | C1                 | 18,750                           |                            |  |   |  |  |  |                       |
| 8   | Parking lot                       | Retail/Commercial   |                        | 10/5/2007             | \$ 225,000                | \$ 112,500              |             |                                 | 112,500             | Unknown                 | Parking lot   | 121/125/129 North C Street | 007-112-014 & 015              | 22,500   | C1                 | 112,500                          |                            |  |   |  |  |  |                       |
| 9   | Vacant Lot                        | Retail/Commercial   |                        | 9/14/2009             | \$ 1,098,000              | \$ 44,703               |             |                                 | 44,703              | Unknown                 | Retail/Commercial                                   | 320 S. D Street            | 007-184-010                    | 35,000   | C1                 | 44,703                           |                            |  |   |  |  |  |                       |
| 10  | Delapidated Industrial            | Retail/Commercial   |                        | 9/14/2009             |                           | \$ 245,000              | Appraisal   | 4/12/2012                       | 245,000             | Unknown                 | Retail/Commercial                                   | 100 E 7th Street           | 007-184-023                    | 28,000   | C2                 | 245,000                          |                            |  |   |  |  |  |                       |
| 11  | Vacant Lot                        | Retail/Commercial   |                        | 9/14/2009             |                           | \$ 44,703               |             |                                 | 44,703              | Unknown                 | Retail/Commercial                                   | 321 South E Street         | 007-184-024                    | 17,500   | C2                 | 44,703                           |                            |  |   |  |  |  |                       |
| 12  | Vacant Lot                        |                     |                        | 11/14/2008            | \$ 220,000                | \$ 33,750               |             |                                 | 33,740              | Sold                    | Retail/Commercial                                   | 109 S. B Street            | 007-165-011                    | 4,500    | C1                 | 33,750                           |                            |  |   |  |  |  |                       |
| 13  | Vacant Lot                        |                     |                        | 3/31/2010             | \$ 172,000                | \$ 33,750               |             |                                 | 33,745              | Sold                    | Retail/Commercial                                   | 111 S. B Street            | 007-165-010                    | 7,200    | C1                 | 33,750                           |                            |  |   |  |  |  |                       |
| 14  | Vacant Lot                        | Uneconomic Reminant |                        | 4/25/2006             | \$ 20,000                 | None                    |             |                                 |                     | Not for Sale            | Puplic Open Space                                   | 103 Grove Street           | 012-015-001                    | 10,125   | R1                 | 0                                |                            |  |   |  |  |  |                       |
| 15  |                                   |                     |                        | 3/10/2000             | \$ 100,000                |                         |             |                                 |                     | Unknown                 | Leased to Madera Chamber of Commerce-Non-Profit Use | 120 North E Street         | 007-101-016                    | 18,200   | C2                 | 0                                | \$100/Month                |  |   |  |  |  |                       |
| 16  |                                   |                     |                        | 3/10/2000             | \$ 100,000                |                         |             |                                 |                     | Not for Sale            | 2 Monkeys Lease to 10/1/14                          | 5 East Yosemite Avenue     | 007-101-017                    | 10,000   | C1                 | 0                                | \$1,300/Month              |  |   |  |  |  |                       |
| 17  |                                   |                     |                        | 12/19/2008            | \$ 1,050,000              |                         |             |                                 |                     | Not for Sale            | Gov't Offices - Successor Agency & Code Enf Office  | 428 East Yosemite Avenue   | 007-165-019                    | 37,849   | C1                 | 0                                |                            |  |   |  |  |  |                       |
| 18  | Abandoned Storm Pond and 2 strips |                     |                        |                       | 435,021                   | \$ 120,000              |             |                                 |                     | Unknown                 | Retail/Commercial                                   | S. E Street                | 011-183-002; 004 & 011-152-009 | 78,000   | I                  | 120,000                          |                            |  |   |  |  |  |                       |
| 19  | Abandoed RR spur/Vacant Lot       |                     |                        |                       | 118,722                   | 36,250                  |             |                                 |                     | Unknown                 | Retail/Commercial                                   | S. E Street & 8th Street   | 011-011-005 & 006              | 21,287   | I                  | 36,250                           |                            |  |   |  |  |  |                       |
| 20  | Church                            |                     |                        | 4/16/2013             | 265000                    | 0                       |             |                                 |                     | 6/11/2014 Trf to County | Gov't Office  | 300 S. G Street            | 010-162-001                    | 22,500   | PF                 | 312,520                          | 0                          |  |   |  |  |  |                       |
| Exhibit F Properties - Streets, ROW, & Ponds to be transfer to City |                                   |                     |                        |                       |                           |                         |             |                                 |                     |                         |   |                            |                                |          |                    |                                  |                            |  |   |  |  |  |                       |
|   | County Assessor #                 | APN                 |                        |                       | Exhibit                   |                         |             |                                 |                     |                         |   |                            |                                |          |                    |                                  |                            |  |   |  |  |  |                       |
| 20  | 90                                | 008-093-026-000     | Median                 | 3/10/1999             | F                         | 0                       |             |                                 |                     |                         | Residential Subdivision                             |                            | 008-093-026-000                | 2,800    | PF - Median Island | 0                                | 0                          |  |   |  |  |  |                       |
| 21  | 91                                | 008-093-027-000     | Median                 | 3/10/1999             | F                         | 0                       |             |                                 |                     |                         | Residential Subdivision                             |                            | 008-093-027-000                | 10,600   | PF - Median Island | 0                                | 0                          |  |   |  |  |  |                       |
| 22  | 94                                | 008-120-051-000     | Storm Pond             | 11/14/2001            | F                         | 0                       |             |                                 |                     |                         | Residential Subdivision                             |                            | 008-120-051-000                | 16,500   | PF - Storm Pond    | 0                                | 0                          |  |   |  |  |  |                       |
| 23  | 84                                | 008-022-036-000     | ROW                    | 8/11/2004             | F                         | 0                       |             |                                 |                     |                         | Street ROW  |                            | 008-022-036-000                | 870      | ROW                | 0                                | 0                          |  |   |  |  |  |                       |
| 24  | 85                                | 008-023-012-000     | ROW                    | 4/13/2005             | F                         | 0                       |             |                                 |                     |                         | Street ROW  |                            | 008-023-012-000                | 2,800    | ROW                | 0                                | 0                          |  |   |  |  |  |                       |
| 25  | 96                                | 008-142-037-000     | ROW                    | 4/8/2009              | F                         | 0                       |             |                                 |                     |                         | Street ROW  |                            | 008-142-037-000                | 57,500   | ROW                | 0                                | 0                          |  |   |  |  |  |                       |
| 26  | 97                                | 008-142-041-000     | ROW                    | 5/18/2000             | F                         | 0                       |             |                                 |                     |                         | Street ROW  |                            | 008-142-041-000                | 300      | ROW                | 0                                | 0                          |  |   |  |  |  |                       |
| 27  | 120                               | 008-143-001-000     | ROW (E. Yose, uti      | 11/14/2007            | F                         | 0                       |             |                                 |                     |                         | Utility ROW   |                            | 008-143-001-000                | 1,500    | C-3                | 0                                | 0                          |  |   |  |  |  |                       |
| 28  | 92                                | 008-093-028-000     | Sawmill Street         | 3/10/1999             | F                         | 0                       |             |                                 |                     |                         | Street  |                            | 008-093-028-000                | 49,300   | Street             | 0                                | 0                          |  |   |  |  |  |                       |
| 29  | 86                                | 008-043-022-000     | Santa Fee Street       | 5/18/2000             | F                         | 0                       |             |                                 |                     |                         | Street  |                            | 008-043-022-000                | 11,325   | Street             | 0                                | 0                          |  |   |  |  |  |                       |
| 30  | 87                                | 008-082-056-000     | Street                 | 6/6/1996              | F                         | 0                       |             |                                 |                     |                         | Street  |                            | 008-082-056-000                | 1,700    | Street             | 0                                | 0                          |  |   |  |  |  |                       |
| 31  | 88                                | 008-082-057-000     | Street                 | 6/6/1996              | F                         | 0                       |             |                                 |                     |                         | Street  |                            | 008-082-057-000                | 1,700    | Street             | 0                                | 0                          |  |   |  |  |  |                       |
| 32  | 89                                | 008-082-069-000     | Street                 | 6/6/1996              | F                         | 0                       |             |                                 |                     |                         | Street  |                            | 008-082-069-000                | 15,600   | Street             | 0                                | 0                          |  |   |  |  |  |                       |
| 33  | 95                                | 008-120-052-000     | Drysdale Way           | 11/14/2001            | F                         | 0                       |             |                                 |                     |                         | Street  |                            | 008-120-052-000                | 87,120   | PF Street          | 0                                | 0                          |  |   |  |  |  |                       |
| 34  | 119                               | 008-142-067-000     | Percy Street           | 4/8/2009              | F                         | 0                       |             |                                 |                     |                         | Street  |                            | 008-142-067-000                | 30,500   | PF Street          | 0                                | 0                          |  |   |  |  |  |                       |

**PROPERTY  
INVENTORY  
DATA #**

|    | asmt            | Current Owner               | formattedsit1               | Land Use    | Exh |    |
|----|-----------------|-----------------------------|-----------------------------|-------------|-----|----|
| 11 | 004-111-018-000 | CITY OF MADERA              | 1224 NEBRASKA AVE           | Housing     |     |    |
| 12 | 004-111-018-000 | MADERA REDEVEL AGENCY       | 1224 NEBRASKA AVE           | Housing     |     |    |
| 13 | 004-111-019-000 | CITY OF MADERA              | 1220 NEBRASKA AVE           | Housing     |     |    |
| 14 | 004-111-019-000 | MADERA REDEVEL AGENCY       | 1220 NEBRASKA AVE           | Housing     |     |    |
| 15 | 004-170-007-000 | MADERA REDEVELOPMENT AGENCY | 1708 N LAKE ST              | Housing     |     |    |
| 16 | 005-014-008-000 | MADERA REDEVEL AGENCY       | 1019 E RIVERSIDE DR         | Housing     |     |    |
| 17 | 005-014-009-000 | MADERA REDEVEL AGENCY       | 1023 E RIVERSIDE DR         | Housing     |     |    |
| 18 | 005-014-010-000 | MADERA REDEVEL AGENCY       | 758 MERCED ST               | Housing     |     |    |
| 19 | 005-014-011-000 | MADERA REDEVEL AGENCY       | 770 MERCED ST               | Housing     |     |    |
| 20 | 005-014-012-000 | MADERA REDEVEL AGENCY       | 784 MERCED ST               | Housing     |     |    |
| 21 | 005-014-013-000 | MADERA REDEVEL AGENCY       | 783 MERCED ST               | Housing     |     |    |
| 22 | 005-014-014-000 | MADERA REDEVEL AGENCY       | 769 MERCED ST               | Housing     |     |    |
| 23 | 005-014-015-000 | MADERA REDEVEL AGENCY       | 757 MERCED ST               | Housing     |     |    |
| 24 | 005-014-016-000 | MADERA REDEVEL AGENCY       | 1109 E RIVERSIDE DR         | Housing     |     |    |
| 25 | 005-014-017-000 | MADERA REDEVEL AGENCY       | 1106 E RIVERSIDE DR         | Housing     |     |    |
| 26 | 005-014-018-000 | MADERA REDEVEL AGENCY       | 1102 E RIVERSIDE DR         | Housing     |     |    |
| 27 | 005-014-019-000 | MADERA REDEVEL AGENCY       | 1100 E RIVERSIDE DR         | Housing     |     |    |
| 28 | 005-014-020-000 | MADERA REDEVEL AGENCY       | 1034 E RIVERSIDE DR         | Housing     |     |    |
| 29 | 005-014-021-000 | MADERA REDEVEL AGENCY       | 1030 E RIVERSIDE DR         | Housing     |     |    |
| 30 | 005-014-022-000 | MADERA REDEVEL AGENCY       | 733 RIVERSIDE CT            | Housing     |     |    |
| 31 | 005-014-023-000 | MADERA REDEVEL AGENCY       | 719 RIVERSIDE CT            | Housing     |     |    |
| 32 | 005-014-024-000 | MADERA REDEVEL AGENCY       | 705 RIVERSIDE CT            | Housing     |     |    |
| 33 | 005-014-025-000 | MADERA REDEVEL AGENCY       | 704 RIVERSIDE CT            | Housing     |     |    |
| 34 | 005-014-026-000 | MADERA REDEVEL AGENCY       | 718 RIVERSIDE CT            | Housing     |     |    |
| 35 | 005-014-027-000 | MADERA REDEVEL AGENCY       | 732 RIVERSIDE CT            | Housing     |     |    |
| 36 | 005-014-028-000 | MADERA REDEVEL AGENCY       | 731 FRESNO ST               | Housing     |     |    |
| 37 | 005-014-029-000 | MADERA REDEVEL AGENCY       | 717 FRESNO ST               | Housing     |     |    |
| 38 | 005-014-030-000 | MADERA REDEVEL AGENCY       | 703 FRESNO ST               | Housing     |     |    |
| 39 | 007-021-001-000 | CITY OF MADERA              | 303 E CENTRAL AVE           | Housing     |     |    |
| 40 | 007-022-002-000 | MADERA REDEVELOPMENT AGENCY | 514 N B ST                  | Housing     |     |    |
| 41 | 007-022-006-000 | MADERA REDEVELOPMENT AGENCY | 329 E CENTRAL AVE           | Housing     |     |    |
| 42 | 007-022-007-000 | MADERA REDEVELOPMENT AGENCY | 325 E CENTRAL AVE           | Housing     |     |    |
| 43 | 007-022-008-000 | MADERA REDEVELOPMENT AGENCY | 321 E CENTRAL AVE           | Housing     |     |    |
| 44 | 007-022-010-000 | MADERA REDEVELOPMENT AGENCY | 315 E CENTRAL AVE           | Housing     |     |    |
| 45 | 007-022-014-000 | MADERA REDEVELOPMENT AGENCY | Sandoval (C Street & River) | Housing     |     |    |
| 46 | 007-031-001-000 | MADERA REDEVELOPMENT AGENCY | 420 N A ST                  | Housing     |     |    |
| 47 | 007-031-002-000 | MADERA REDEVELOPMENT AGENCY | 416 N A ST                  | Housing     |     |    |
| 48 | 007-031-004-000 | MADERA REDEVELOPMENT AGENCY | 408 1/2 N A ST              | Housing     |     |    |
| 49 | 007-031-005-000 | MADERA REDEVELOPMENT AGENCY | 408 N A ST                  | Housing     |     |    |
| 50 | 007-031-016-000 | MADERA REDEVELOPMENT AGENCY | 413 N B ST                  | Housing     |     |    |
| 51 | 007-031-017-000 | MADERA REDEVEL AGENCY       | 417 N B ST                  | Housing     |     |    |
| 52 | 007-031-018-000 | MADERA REDEVELOPMENT AGENCY | 421 N B ST                  | Housing     |     |    |
| 53 | 007-031-019-000 | MADERA REDEVELOPMENT AGENCY | 427 N B ST                  | Housing     |     |    |
| 54 | 007-063-001-000 | MADERA REDEVELOPMENT AGENCY | 501 N C ST                  | Housing     |     |    |
| 55 | 007-065-003-000 | MADERA REDEVELOPMENT AGENCY | 411 N B ST                  | Housing     |     |    |
| 56 | 007-092-013-000 | MADERA REDEVELOPMENT AGENCY | 217 N A ST                  | Housing     |     |    |
| 57 | 007-101-016-000 | MADERA REDEVEL AGENCY       | 120 N E ST                  | Non-Housing | A   | 15 |
| 58 | 007-101-017-000 | MADERA REDEVEL AGENCY       | 5 E. Yosemite               | Non-Housing | A   | 16 |
| 59 | 007-112-014-000 | MADERA REDEVELOPMENT AGENCY | 121 N C ST                  | Non-Housing | C   | 8  |
| 60 | 007-112-015-000 | MADERA REDEVELOPMENT AGENCY | 125 N C ST                  | Non-Housing | C   | 8  |
| 61 | 007-142-001-000 | MADERA REDEVELOPMENT AGENCY | 1321 E YOSEMITE AVE         | Non-Housing | D   | 3  |
| 62 | 007-161-006-000 | MADERA REDEVELOPMENT AGENCY | 218 E YOSEMITE AVE          | Non-Housing | C   | 7  |
| 63 | 007-165-019-000 | MADERA REDEVEL AGENCY       | 428 E YOSEMITE AVE          | Non-Housing | A   | 17 |
| 64 | 007-174-009-000 | MADERA REDEVELOPMENT AGENCY | 616 E 6TH ST                | Housing     |     |    |
| 65 | 007-174-010-000 | MADERA REDEVELOPMENT AGENCY | 620 E 6TH ST                | Housing     |     |    |
| 66 | 007-184-010-000 | MADERA REDEVELOPMENT AGENCY | 320 S D ST                  | Non-Housing | B   | 9  |
| 67 | 007-184-023-000 | MADERA REDEVELOPMENT AGENCY | 107 E. 7th Street           | Non-Housing | B   | 10 |
| 68 | 007-184-024-000 | MADERA REDEVELOPMENT AGENCY | 321 S. E Street             | Non-Housing | B   | 11 |
| 69 | 007-191-010-000 | CITY OF MADERA              | 309 S D ST                  |             |     |    |
| 70 | 007-191-010-000 | CITY OF MADERA              | 309 S D ST                  |             |     |    |
| 71 | 007-191-013-000 | CITY OF MADERA              | 313 S D ST                  |             |     |    |
| 72 | 007-191-013-000 | CITY OF MADERA              | 313 S D ST                  |             |     |    |
| 73 | 007-191-016-000 | CITY OF MADERA              | 340 S C ST                  |             |     |    |
| 74 | 007-191-018-000 | CITY OF MADERA              | 330 S C ST                  |             |     |    |
| 75 | 007-203-016-000 | MADERA REDEVELOPMENT AGENCY | 614 E 7TH ST                | Housing     |     |    |
| 76 | 007-203-018-000 | MADERA REDEVELOPMENT AGENCY | 625 E 7TH ST                | Housing     |     |    |



**PROPERTY  
INVENTORY  
DATA #**

| asmt                | Current Owner               | formattedsit1                             | Land Use           | Exh             | DATA # |
|---------------------|-----------------------------|---|--------------------|-----------------|--------|
| 77 007-203-022-000  | MADERA REDEVELOPMENT AGENCY | 620 E 7TH ST                              | Housing            |                 |        |
| 78 007-203-023-000  | MADERA REDEVELOPMENT AGENCY | 624 E 7TH ST                              | Housing            |                 |        |
| 79 008-022-010-000  | MADERA REDEVELOPMENT AGENCY | Sold (Spencer) - Deed problems            | Sold               |                 |        |
| 80 008-022-014-000  | MADERA REDEVELOPMENT AGENCY | Elm Street                                | Housing            |                 |        |
| 81 008-022-022-000  | CITY OF MADERA              |   |                    |                 |        |
| 82 008-022-024-000  | CITY OF MADERA              |   |                    |                 |        |
| 83 008-022-035-000  | MADERA REDEVELOPMENT AGENCY | Sold (Spencer) - Deed problems            | Sold               |                 |        |
| 84 008-022-036-000  | MADERA REDEVELOPMENT AGENCY | ROW                                       | ROW                | F               | 23     |
| 85 008-023-012-000  | MADERA REDEVELOPMENT AGENCY | ROW                                       | ROW                | F               | 24     |
| 86 008-043-022-000  | MADERA REDEVELOPMENT AGENCY | Santa Fee Street                          | Street             | F               | 29     |
| 87 008-082-056-000  | MADERA REDEVELOPMENT AGENCY | Street                                    | Street             | F               | 30     |
| 88 008-082-057-000  | MADERA REDEVELOPMENT AGENCY | Street                                    | Street             | F               | 31     |
| 89 008-082-069-000  | MADERA REDEVELOPMENT AGENCY | Street                                    | Street             | F               | 32     |
| 90 008-093-026-000  | MADERA REDEVELOPMENT AGENCY | Median                                    | Median             | F               | 20     |
| 91 008-093-027-000  | MADERA REDEVELOPMENT AGENCY | Median                                    | Median             | F               | 21     |
| 92 008-093-028-000  | MADERA REDEVELOPMENT AGENCY | Sawmill Street                            | Steet              | F               | 28     |
| 93 008-102-022-000  | MADERA                      | 739 ADELAIDE AVE                          |                    |                 |        |
| 94 008-120-051-000  | MADERA REDEVELOPMENT AGENCY | Storm Pond                                | Pond               | F               | 22     |
| 95 008-120-052-000  | MADERA REDEVELOPMENT AGENCY | Drysdale Way                              | Street             | F               | 33     |
| 96 008-142-037-000  | MADERA REDEVELOPMENT AGENCY | ROW                                       | ROW                | F               | 25     |
| 97 008-142-041-000  | MADERA REDEVELOPMENT AGENCY | ROW                                       | ROW                | F               | 26     |
| 98 008-142-042-000  | MADERA REDEVELOPMENT AGENCY | 301 PERCY ST                              | Housing            |                 |        |
| 99 008-142-043-000  | MADERA REDEVELOPMENT AGENCY | 307 PERCY ST                              | Housing            |                 |        |
| 100 008-142-044-000 | MADERA REDEVELOPMENT AGENCY | 313 PERCY ST                              | Housing            |                 |        |
| 101 008-142-045-000 | MADERA REDEVELOPMENT AGENCY | 319 PERCY ST                              | Housing            |                 |        |
| 102 008-142-046-000 | MADERA REDEVELOPMENT AGENCY | 325 PERCY ST                              | Housing            |                 |        |
| 103 008-142-047-000 | MADERA REDEVELOPMENT AGENCY | 331 PERCY ST                              | Housing            |                 |        |
| 104 008-142-048-000 | MADERA REDEVELOPMENT AGENCY | 339 PERCY ST                              | Housing            |                 |        |
| 105 008-142-053-000 | MADERA REDEVELOPMENT AGENCY | 318 PERCY ST                              | Housing            |                 |        |
| 106 008-142-054-000 | MADERA REDEVELOPMENT AGENCY | 312 PERCY ST                              | Housing            |                 |        |
| 107 008-142-055-000 | MADERA REDEVELOPMENT AGENCY | 1418 SANTA FE ST                          | Housing            |                 |        |
| 108 008-142-056-000 | MADERA REDEVELOPMENT AGENCY | 1414 SANTA FE ST                          | Housing            |                 |        |
| 109 008-142-057-000 | MADERA REDEVELOPMENT AGENCY | 1410 SANTA FE ST                          | Housing            |                 |        |
| 110 008-142-058-000 | MADERA REDEVELOPMENT AGENCY | 1406 SANTA FE ST                          | Housing            |                 |        |
| 111 008-142-059-000 | MADERA REDEVELOPMENT AGENCY | 297 ELM ST                                | Housing            |                 |        |
| 112 008-142-060-000 | MADERA REDEVELOPMENT AGENCY | 275 ELM ST                                | Housing            |                 |        |
| 113 008-142-061-000 | MADERA REDEVELOPMENT AGENCY | 253 ELM ST                                | Housing            |                 |        |
| 114 008-142-062-000 | MADERA REDEVELOPMENT AGENCY | 239 ELM ST                                | Housing            |                 |        |
| 115 008-142-063-000 | MADERA REDEVELOPMENT AGENCY | 221 ELM ST                                | Housing            |                 |        |
| 116 008-142-064-000 | MADERA REDEVELOPMENT AGENCY | 252 PERCY ST                              | Housing            |                 |        |
| 117 008-142-065-000 | MADERA REDEVELOPMENT AGENCY | 270 PERCY ST                              | Housing            |                 |        |
| 118 008-142-066-000 | MADERA REDEVELOPMENT AGENCY | 294 PERCY ST                              | Housing            |                 |        |
| 119 008-142-067-000 | MADERA REDEVELOPMENT AGENCY | Percy Street                              | Street             | F               | 34     |
| 120 008-143-001-000 | MADERA REDEVELOPMENT AGENCY | ROW (E. Yose, util ROW)                   | ROW                | F               | 27     |
| 121 008-143-003-000 | MADERA REDEVELOPMENT AGENCY | 1407 E YOSEMITE AVE                       | Non-Housing        | D               | 4      |
| 122 008-143-018-000 | MADERA REDEVELOPMENT AGENCY | 1401 A E YOSEMITE AVE                     | Non-Housing        | D               | 5      |
| 123 008-143-019-000 | MADERA REDEVELOPMENT AGENCY | 1401 E YOSEMITE AVE                       | Non-Housing        | D               | 1      |
| 124 008-143-020-000 | MADERA REDEVELOPMENT AGENCY | 1403 E YOSEMITE AVE                       | Non-Housing        | D               | 2      |
| 125 008-143-021-000 | MADERA REDEVELOPMENT AGENCY | 1405 E YOSEMITE AVE                       | Non-Housing        | D               | 6      |
| 126 010-134-011-000 | MADERA REDEVELOPMENT AGENCY | 228 S G ST                                | Courthouse Project | Deeded to State |        |
| 127 011-011-005-000 | MADERA REDEVELOPMENT AGENCY | E Street By RR tracks                     | Non-Housing        | B               | 19     |
| 128 011-011-006-000 | MADERA REDEVELOPMENT AGENCY | E Street By RR tracks                     | Non-Housing        | B               | 19     |
| 129 011-131-015-000 | MADERA REDEVELOPMENT AGENCY | 723 S A ST                                | Housing            |                 |        |
| 130 011-152-009-000 | MADERA REDEVELOPMENT AGENCY | South E Street, small strip north of pond | Non-Housing        | E               | 18     |
| 131 011-183-002-000 | MADERA REDEVELOPMENT AGENCY | 929 S E ST                                | Non-Housing        | E               | 18     |
| 132 011-183-004-000 | MADERA REDEVELOPMENT AGENCY | South E Street, stip east of pond         | Non-Housing        | E               | 18     |
| 133 011-213-011-000 | MADERA REDEVELOPMENT AGENCY | 425 STINSON AVE                           | Housing            |                 |        |
| 134 011-213-024-000 | MADERA REDEVELOPMENT AGENCY | 429 STINSON AVE                           | Housing            |                 |        |
| 135 011-233-017-000 | MADERA REDEVELOPMENT AGENCY | 401 HULL AVE                              | Housing            |                 |        |
| 136 011-233-029-000 | MADERA REDEVELOPMENT AGENCY | Stinson                                   | Housing            |                 |        |
| 137 011-233-030-000 | MADERA REDEVELOPMENT AGENCY | Stinson                                   | Housing            |                 |        |
| 138 011-233-031-000 | MADERA REDEVELOPMENT AGENCY | Stinson                                   | Housing            |                 |        |
| 139 011-233-032-000 | MADERA REDEVELOPMENT AGENCY | Stinson                                   | Housing            |                 |        |
| 140 012-015-001-000 | CITY OF MADERA              | 103 GROVE ST                              | Non-Housing        | A               | 14     |

# **MADERA LONG RANGE PROPERTY MANAGEMENT PLAN**

## **Introduction**

Per AB1484, the Successor Agency is responsible for drafting a Long-Range Property Management Plan (LRPMP). Within six (6) months after receipt of the Finding of Completion, the Successor Agency must submit a LRPMP for the real property of the dissolved redevelopment agency to the Oversight Board and the Department of Finance.

The LRPMP must include an inventory (with specified information) about each property and address the use or disposition of each property. Upon approval of the LRPMP, the properties are to be placed in a Community Redevelopment Trust Fund administered by the Successor Agency in accordance with the approved plan.

If the LRPMP specifies the liquidation of the property, the proceeds from the sale will be deposited in the Successor Agency Trust Fund and are to be used by the Successor Agency to fulfill enforceable obligations. Any surplus funds are to be distributed as property taxes to taxing entities.

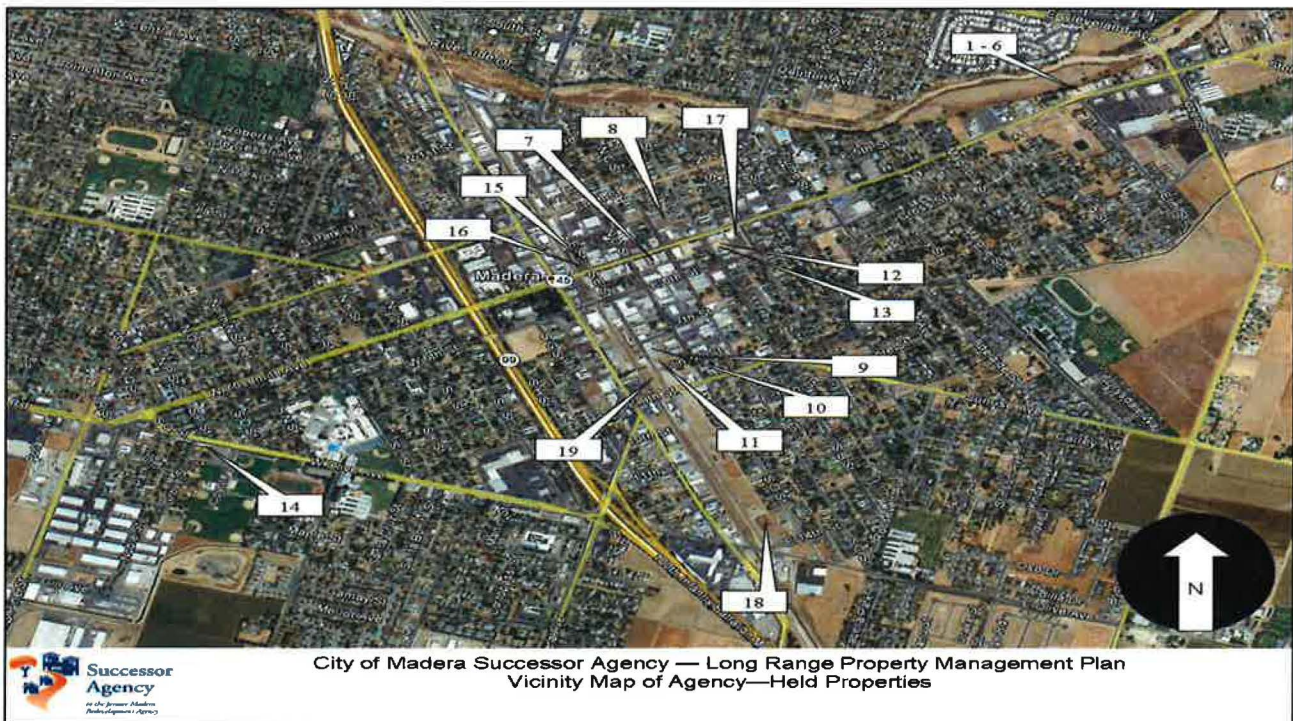
The former redevelopment agency conveyed twenty (20) properties. The properties at 1321 – 1407 East Yosemite Avenue are contiguous and should be treated as a single parcel. AB 1484 requires specific information on each property. This is outlined in the attached matrix.

Permitted uses under a property management plan include the following:

- Retention of the property for government use;
- Retention of the property for future development;
- Use of the property to fulfill an enforceable obligation; and
- Sale of property.

## **History of Previous Development Activities**

As noted in the map below, the properties tend to be concentrated in the central business district, South “E” Street corridor, and East Yosemite Avenue corridor.



1. **Central Business District**

Six (6) of the properties are located in the central business district. These would include:

- 5 East Yosemite Avenue
- 218 East Yosemite Avenue
- 428 East Yosemite Avenue
- 109/111 South "B" Street
- 121/125/129 North "C" Street
- 120 North "E" Street

Since its creation in 1991, the former RDA has spent millions of dollars in an effort to revitalize Downtown Madera. Activities have included the facade renovation program, streetscape improvements, construction of parking facilities, and the acquisition/demolition of substandard buildings. Many of the past acquisitions were done to facilitate the location of government offices or health services. This would include Social Security, First Five, Madera County Courthouse, Darin Camarena Health Center, Post Office, Police Station and RDA/Neighborhood Revitalization offices. Property at 109/111 South "B" Street has been sold to Darin Camarena Health Centers for the purpose of constructing administrative offices.

2. **South "E" Street Corridor**

In 2007, the former RDA contracted with TRIAD Architects and Planning, and Blair, Church and Flynn Consulting Engineers to develop a specific plan for the "E" Street commercial corridor. The Madera Tribune and Union Pacific Railroad properties were acquired in 2008. Escrows on the Boyle, Evan's and Holiday properties were canceled due to declining property tax revenues and the state take of redevelopment funds.

3. **East Yosemite Avenue Corridor**

In 2003, the former RDA initiated the acquisition of a number of properties in the East Yosemite Avenue corridor. The result was the development of the Crossroads Shopping Center (Q/S Tozer) and the Sugar Pine Village Subdivision (RDA). Other acquisitions included the Yosemite/Fig property and the properties included in this report, which were acquired in 2008. The Yosemite/Fig property was sold to Ironhorse Development in 2010. Additional acquisition activities ceased in 2008 due to declining property tax revenue and the state take of redevelopment funds. A portion of 1321/1399/1401/1403/1405/1407 East Yosemite Avenue will be retained for the future widening of Yosemite Avenue. This would be approximately 11,000± sf. The remainder of the parcels would be sold for fair market value.

4. **Miscellaneous**

In 2006, the former RDA acquired/demolished a substandard building at 103 Grove Street. Hardscape improvements were constructed in conjunction with the Olive Street Widening Project. The right-of-way was transferred to the City of Madera in October 2012.

## **Governmental Use Properties**

Among the properties transferred to the Successor Agency are several properties constructed, acquired or used for governmental purposes. Health and Safety Code Section 34181(a) includes examples such as "roads, school buildings, parks, police and fire stations, libraries and local agency administrative buildings." The properties that are determined to be governmental purpose properties that are proposed for retention by the City include the following:

1. **5 East Yosemite Avenue/120 North "E" Street**

The City originally acquired the property through a state grant as a part of the construction of the Intermodal Facility. Covenants restrict both the ownership and use of the property. The former RDA acquired the property in 2000. The property at 120 North "E" Street is occupied by the



Madera District Chamber of Commerce. They pay \$1,200 annually and are required to provide a number of services for the City. The property at 5 East Yosemite Avenue was occupied by the former RDA from 1991 to 2010. The current tenant is Two Monkey's Brewing Company; however, eviction proceedings are about to commence due to non-payment of rent. Fair market rent would be \$1,200 to \$1,400 monthly.

2. **428 East Yosemite Avenue**

The property originally contained five (5) parcels and two (2) substandard buildings and was acquired by the former RDA in 2008. The substandard buildings were demolished, and one of the five parcels located at 124 South "A" Street was sold to Darin Camarena Health Center. A vacant office building, now 428 East Yosemite Avenue, was remodeled to accommodate the employees of the City of Madera Neighborhood Revitalization Department and the former RDA.

3. **103 Grove Street**

The property was acquired in conjunction with the Olive Street Widening Project.

4. A portion of 1321/1399/1401/1403/1405/1407 East Yosemite Avenue will be retained for the future widening of Yosemite Avenue. This would be approximately 11,000± sf. The remainder of the parcels would be sold for fair market value.

5. By previous action, the former Redevelopment Agency entered into a Memorandum of Understanding with Madera County related to the courthouse relocation project. The agreement related to the transfer of County-owned property to the former RDA. The agreement created an "Enforceable Obligation" of \$860,000.00, which is now the responsibility of the Successor Agency. The County has directed that this obligation be applied towards the acquisition of property to accommodate the future offices of the District Attorney and the Probation Department.

Activities conducted to meet this obligation include the following:

|                         |   |                     |
|-------------------------|---|---------------------|
| a) Appraisal            | 300 South G Street                                      | \$1,250.00          |
| b) Appraisal            | 14 <sup>th</sup> / E Street                             | \$300.00            |
| c) Appraisal            | 305 / 309 South H Street and 212 7 <sup>th</sup> Street | \$1,500.00          |
| d) Asbestos Survey      | 300 South G Street                                      | \$1,165.00          |
| e) Acquisition          | 300 South G Street                                      | \$312,500.00        |
| f) County Reimbursement |   | \$543,285.00        |
|                         |   | <hr/>               |
|                         |   | <b>\$860,000.00</b> |

The Successor Agency/Oversight Board approved the transfer of title of 300 South G Street to the County at their at their respective July 2014 meetings.

A more detailed description of each property is included in Exhibit A.

Exhibit F includes fifteen (15) parcels that should have been transferred to the City upon completion of the projects. They include streets, rights-of-way, drainage ponds and landscaped medians. They will be transferred to the City upon the approval of the Long Range Property Management Plan.

### **Properties to be Sold for Fair Market Value**

The following properties will be sold for fair market value. Most of the properties are in areas where significant planning has occurred and all of the areas were identified in the 2008-2013 Five Year Implementation Plan. The properties proposed for immediate sale include the following:

1. **E Street Corridor**

- 100 East 7<sup>th</sup> Street (former Madera Tribune)
- 321 South "E" Street
- 320 South "D" Street
- APN: 011-011-005/006



In addition to the previous studies by TRIAD (planning) and Blair, Church & Flynn (infrastructure), the Successor Agency has a contract with Quad-Knopf to relocate an irrigation canal, which impacts future development on three (3) of the properties. Prior to dissolution, P. G. & E. contacted Agency staff regarding the donation of 43,000± sf at the SE corner of Clinton and "E" Street. Should this occur, the development potential of the area would be significantly enhanced.

**Development Constraints**

"E" Street from Clinton to 9<sup>th</sup> Street, and Clinton from "D" to "E" Street, is characterized by the lack of curb and gutter and that is reflected in the quality of the streets. APN 011-011-004 lacks depth, is irregularly shaped and has an abandoned rail spur. 320 South "D" Street has an abandoned metal structure that needs to be demolished. The former Madera Tribune building needs a new roof but is well suited to handle multiple tenants. Parking is adequate. The relocation of the MID irrigation canal would significantly improve development opportunities.

**Development Opportunities**

Interest in the Tribune property has been expressed by two (2) government agencies, motorcycle dealer, alarm company and feed store. Due to the fact we have been in "redevelopment purgatory," none of the projects were aggressively pursued. Evan's Feed has a strong interest in APN 011-011-005/006. The ideal scenario would be the following:

- Obtain title to P. G. & E. property
- Acquire four (4) small parcels on Clinton
- Abandon Clinton
- Relocate the MID irrigation canal

These activities would create a developable site of approximately 3.3± acres (143,748 sf).



A more detailed description of each property is included in Exhibit B.

2. **Central Business District**

- 121/125/129 North "C" Street
- 218 East Yosemite Avenue
- 109/111 South "B" Street



Downtown Madera is a reflection of the adjacent neighborhoods it serves. Very low to moderate income Hispanics are the residents of these neighborhoods and are the primary customer base for downtown businesses. Agencies, such as the Department of Social Services, Workforce Development Office, First Five, Social Security Office and Darin Camarena Health Center are also located in the central business district. All provide services to low income residents.

Prior to dissolution, the former RDA had conducted pre-acquisition on 112/122/126 North "B" Street. When combined with the North "C" Street property, the former RDA would have controlled one-half of a city block.

**Development Constraints**

The property at 218 East Yosemite Avenue has size limitations as it is a 25' x 150' parcel.

**Development Opportunities**

The Buenrostro family had 218 East Yosemite Avenue property in escrow; however, they did not meet performance timelines. They still have a strong interest in the site to create an outdoor dining space for the Tijuana Bar and Grill, which is located on the adjacent parcel.

The Workforce Development Office is actively looking for a new office. The lack of suitable sites is causing them to look outside of the central business district. When combined, the "C" Street property and "B" Street lots would create a fully improved 50,250± sf parcel.

A more detailed description of each property is included in Exhibit C.



3. **East Yosemite Avenue Corridor**

- 1321 East Yosemite Avenue
- 1399 East Yosemite Avenue
- 1401 East Yosemite Avenue
- 1403 East Yosemite Avenue
- 1405 East Yosemite Avenue
- 1407 East Yosemite Avenue



Significant public and private investment has occurred in the area. The Crossroads Shopping Center is at 75% build-out and four (4) homes have been built at the Successor Housing Agency owned Sugar Pine Village Subdivision. The 40,000± sf Pavilion Shopping Center and a 65-unit apartment complex are in the preliminary planning stages. The initial plan called for the acquisition/demolition of all of the properties from Yosemite Christian Center to Tozer Street. The primary intent was to construct a second travel lane on westbound Yosemite Avenue (State Highway 145). Presently, the properties north of Yosemite Avenue are dominated by vacant buildings, substandard houses and incompatible land uses. They detract from the development occurring on the south side of Yosemite Avenue.

**Development Constraints**

Most of the properties lack curb, gutter and streetlights. Parcel depth varies from 100 to 230 feet. The properties are bordered by a state highway to the south and the Fresno River to the north. Development proposals will require approval from the City, Caltrans, MID, Bureau of Reclamation, Department of Fish and Game and possibly the Army Corps of Engineers.

**Development Opportunities**

Location, location, location!!! Yosemite Avenue is the eastern entrance to the City. In addition, recent developments have created a significant amount of vehicular traffic. Traveling eastbound, State Route 145/Yosemite Avenue is the primary route for access to eastern Madera County and Yosemite National Park.

A more detailed description of each property is included in Exhibit D.



4. **South "E" Street**
- APN 011-183-002; 004 ("E" and 14<sup>th</sup> Street)
  - APN 011-152-009 (alley)



The properties were initially acquired from Union Pacific Railroad as part of the master planning for the "E" Street corridor. The anticipated use was light manufacturing. The second parcel is an alley.

#### **Development Constraints**

The property has an abandoned storm drainage pond, lacks curb and gutter and is 150 feet from the main line of the Union Pacific Railroad. The adjacent property is a former potato shed that has been 80% demolished.

#### **Development Opportunities**

At 77,400± sf, the site is large enough to accommodate a number of non-residential uses. The site has great visibility from vehicular traffic on Olive Avenue. The former potato shed closed escrow within the last 90 days. The buyer will be contacted upon approval of the LRPMP.

A more detailed description of each property is included in Attachment E.

#### **Use of Sale Proceeds**

Most of the properties in the LRPMP were acquired with proceeds from the 2003 or 2008 Tax Allocation Bonds. Per HSC 34177 (i)

Continue to oversee development of properties until the contracted work has been completed or the contractual obligations of the former redevelopment agency can be transferred to other parties. Bond proceeds shall be used for the purposes for which bonds were sold unless the purposes can no longer be achieved, in which case, the proceeds may be used to defease the bonds.

and HSC 34193.3(c)(1)

Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

It is proposed that proceeds from land sales be utilized to fund enforceable obligations and tax exempt projects identified in the Five Year Implementation Plan. The properties at 320 South D Street, 100 East 7<sup>th</sup> Street and 321 South E Street were acquired with tax increment. The property at 100 East 7<sup>th</sup> Street is dissected by an underground MID Canal that places limitations on the development of the property. By previous action the Successor Agency, Oversight Board and Department of Finance have approved an enforceable obligation (Line 61) for the design of the relocation of this canal. The Oversight Board may determine that remaining bond proceeds would be used to fund the relocation of the canal. At the direction of the Oversight Board, land sale proceeds could either supplement this effort or be given to the County Auditor for distribution to taxing entities.

The properties at 109/111 South B Street were also acquired with tax increment. All remaining acquisitions were funded with bond proceeds.

JET:sb

Original 7/3/13; Revised 6/16/2014; 6/30/2014



ORRICK, HERRINGTON & SUTCLIFFE LLP  
THE ORRICK BUILDING  
405 HOWARD STREET  
SAN FRANCISCO, CALIFORNIA 94105-2669  
*tel +1-415-773-5700*  
*fax +1-415-773-5759*  
WWW.ORRICK.COM

July 7, 2014

John H. Knox  
(415) 773-5626  
jknox@orrick.com

Brent Richardson  
City Attorney  
City of Madera  
205 W. 4th Street,  
Madera, CA 93637

Dear Brent:

You have asked for advice concerning the permitted disposition of proceeds of the sale of certain property (the "Property") by the Successor Agency to the Madera Redevelopment Agency (the "Agency") that was originally acquired with the proceeds of tax exempt bonds issued by the Agency. Specifically, we understand that the Property was acquired with proceeds of the Agency's Subordinate Tax Allocation Bonds, Series 2008A and/or Housing Set-Aside Tax Allocation Bonds, Series 2008B (collectively, the "Bonds"). The Bonds were issued as tax exempt governmental bonds, and as such the use of the proceeds of sale of any bond financed property is restricted by covenants in the Indentures pursuant to which the Bonds were issued (and the associated Tax Certificates) to purposes that will not cause interest on the Bonds to become subject to federal income taxes under the Internal Revenue Code (the "Code"). At the time of issuance, the Issuer certified in the Tax Certificate that it expected to use the projects financed with the proceeds of the Bonds for a governmental purpose for the entire life of the Bonds.

Generally, if property acquired with the proceeds of tax exempt bonds such as the Bonds is sold to a private party (i.e. not another governmental entity), that constitutes a "change in use" for purposes of the Code and requires that certain actions be taken by the issuer of the bonds in order to avoid violating the tax covenants associated with the bonds. Thus, according to the Code and the operative documents, if the Property is sold for all cash consideration, the proceeds of sale may be used for one or more of the following purposes:

1. Payment of the costs of tax exempt eligible items (generally governmental use capital assets) within 2 years of the receipt of the proceeds; or
2. Redemption of Bonds at the earliest possible redemption date (9/1/2019).

The amount of Bonds to be redeemed need not equal to the proportionate amount of Bonds the proceeds of which were used to acquire the Property, but rather all of the sale proceeds of the Property (except the amount, if any used to for another valid tax exempt expenditure within 2 years) must be used to redeem Bonds, even if that results in fewer Bonds being redeemed than were originally issued to finance the Property. However, since the Bonds are not subject to optional



O R R I C K

205 W. 4th Street, Madera, California 93637

July 7, 2014

Page 2

redemption prior to September 1, 2019, using sale proceeds of the Property to redeem on that date would require setting up an irrevocable escrow with the sales proceeds within 90 days of the sale date, and filing a notice with the IRS. The escrow would likely incur significant negative arbitrage in the current market. Thus, a better alternative might be to expend the sale proceeds on eligible projects, assuming that is possible under the Dissolution Act and the current state of affairs of the Agency *vis a vis* the Department of Finance.

If you plan to sell the Property on any basis other than an all-cash sale, please let us know as this will change the analysis somewhat. Also, please note that transferring funds to the County for distribution as residual RPTTF to taxing agencies would not be an allowable use of the sale proceeds under the Code or the tax covenants in the bond documents.

I hope the foregoing is helpful to you in connection with this matter. Should you need further information, please contact us. I will be on vacation from the 7th through the 20th, but in my absence you can contact Larry Sobel of our tax department at (213) 612-2421 for assistance.

Best regards,

John H. Knox

cc: Bob Wilson





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit A

Page 1 of 3



## Background Information

|  |  |
|--|--|
| • Map Reference                            | #16  |
| • Address                                  | 5 E. Yosemite Avenue   |
| • Assessor Parcel Number(s)                | 007-101-017  |
| • Current Zoning                           | C-1/C-2 (Heavy Commercial Zone - Central business district)  |
| • Current Use                              | Microbrew house  |
| • Original Seller                          | City of Madera   |
| • Original Appraised Value                 | \$200,000  |
| • Purchase Price                           | \$200,000  |
| • Primary and Supplemental Funding Sources | Tax Allocation Bond  |
| • <u>Property History</u>                  | In January 2000 the property was sold to the Madera Redevelopment Agency for \$200,000. The grant deed (attached) stipulates that the use of the property to its owner or tenants only whose primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. The City has the right to take possession of the property if the Agency defaults. |

## Parcel Information

|                               |                         |
|-------------------------------|-------------------------|
| • Land Description            |                         |
| Lot Size                      | 10,000 sf               |
| Topography                    | Level                   |
| Known Drainage Issues         | None                    |
| Known Ground Stability Issues | None                    |
| • Building Description        |                         |
| No. of Buildings              | 1                       |
| Building Area                 | 2,379 sf                |
| Construction Type             | Class "C", brick        |
| Year Built                    |                         |
| Improvement Date              |                         |
| Vehicle Parking               | On and off site parking |

## Agency Revenue

|  |                              |  |
|--|------------------------------|--|
| Is Agency receiving lease or rental income | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|--|------------------------------|--|

|   |     |
|---|-----|
| for the private use of the property?  |     |
| If Yes, indicate amount of Agency's annual rent/lease income  | N/A |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.) | N/A |

### Environmental

|  |  |
|--|--|
| • Have any environmental tests or assessments been performed on the property?          | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) | Phase I/II EIR 9/7/1990<br>Asbestos Assessment 8/3/1990  |
| • If Yes, describe the current environmental condition of the site                     |  |
| • Has the property been designated as a "Brownfield" site?                             | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| • If No, would the property qualify for such a Brownfield designation?                 | Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> |
| • Describe any remediation work performed on the property                              |  |

### Previous Development Proposals

|  |  |
|--|--|
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | Two Monkeys Brewing Co. was evicted for default on monthly payments. |
|--|--|

### Estimate of Current Property Value

|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• <b><u>Fair Market Value Appraisal</u></b><br/>No appraisal has been completed.</li> <li><u>Sales Comparison</u></li> <li><u>Income Capitalization Analysis</u></li> </ul> |  |
| • <b><u>Estimated Current Value</u></b>  |  |

### Reuse Assessment and Recommended Plan

|   |  |
|---|--|
| • Describe the property's potential transit-oriented development. | The use of the property required primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. |
| • Describe the reuse potential of the                             |  |

property in terms of advancing the  
Successor Agency's planning objectives.

• Recommended Action:

Governmental Purpose

Recorded in Official Records, Madera County

**REBECCA MARTINEZ**

Madera County Recorder

CIT Madera City

8/15/2011

2:43 PM

JG

RECORDING REQUESTED BY:  
City of Madera

AFTER RECORDING RETURN TO:  
Office of the City Clerk  
City of Madera  
205 W. 4th Street  
Madera, CA 93637

Doc#: 2011020904



Titles: 1 Pages: 8

|       |        |
|-------|--------|
| Fees  | 0.00   |
| Taxes | 0.00   |
| Other | 0.00   |
| PAID  | \$0.00 |

Fee waived per Section 27383 of the Government Code

No Fee Due

No Doc. Tax Due

Deed # 1754


## GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA ("GRANTOR"), DOES HEREBY GRANT TO **MADERA REDEVELOPMENT AGENCY**, A PUBLIC BODY, CORPORATE AND POLITIC ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" AND SHOWN ON EXHIBIT "B", ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: August 10, 2011

By:

  
Robert L. Poythress, Mayor

*Attach Notary Acknowledgement*



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017

38/95

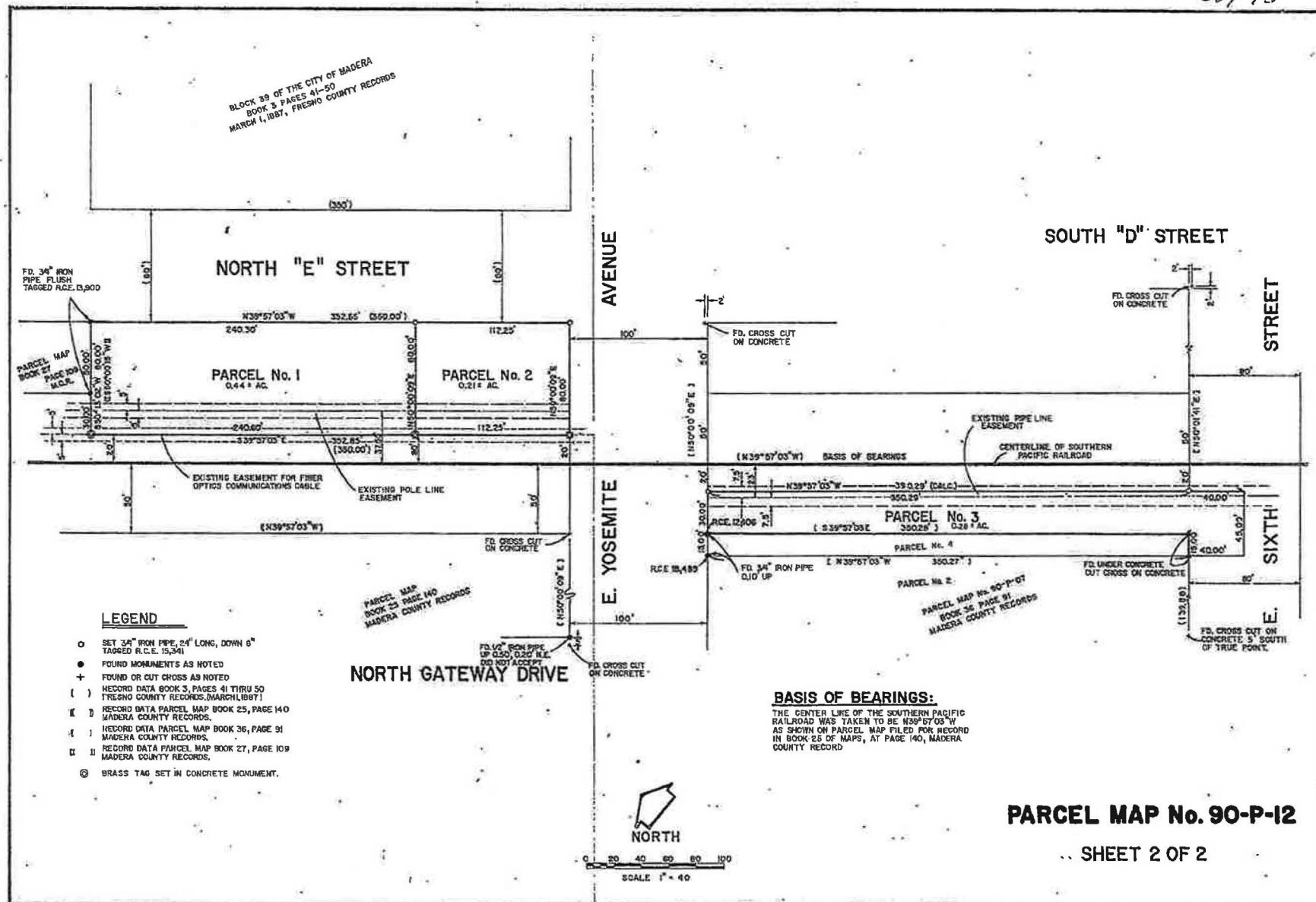


EXHIBIT "B"

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

\*\*\*\*\*

State of California

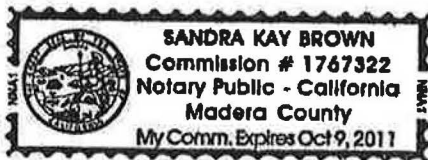
County of Madera

On **August 10, 2011** before me, **Sandra Kay Brown**, Notary Public, personally appeared **Robert L. Poythress**

who proved to me on the basis of satisfactory evidence  
be the person(s) whose names(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of  
the State of California that the foregoing paragraph is true  
and correct.

WITNESS my hand and official seal.



Signature Sandra Kay Brown  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

The information below is not required by law

**Description of Attached Document**

Title or Type of Document: **Grant Deed (APN 007-101-016 and APN 007-101-017)**

Document Date: **August 10, 2011** Number of Pages: **3**

Signer(s) Other Than Named Above: **None**

**CERTIFICATE OF ACCEPTANCE**  
(Government Code 27281)

This is to certify that the interest in real property conveyed by the Grant Deed attached hereto and dated August 10, 2011 from the **City of Madera, a Municipal Corporation of the State of California**, (Grantor) to the **Madera Redevelopment Agency**, a public body, corporate and politic, (Grantee) is hereby accepted by the undersigned officer or agent on behalf of the **Madera Redevelopment Agency** pursuant to authority conferred by Resolution Number MRA-1487 of the Madera Redevelopment Agency adopted on August 10, 2011 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: August 10, 2011

**Madera Redevelopment Agency**

By:   
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary



/sb

120 No E/5 E. Yosemite  
APN: 007-101-016; 007-101-017



CERTIFIED

RESOLUTION No. MRA-1487

A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, ACCEPTING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO BE CONVEYED FROM THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO AND ACCEPT THE PROPERTY ON BEHALF OF THE MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera ("City") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the Madera Redevelopment Agency ("Agency"); and

WHEREAS, there is no possibility that the conveyance of these properties will cause a significant environmental impact; and

WHEREAS, given the nature of the land use, Agency has a legal interest in the properties to be acquired; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

WHEREAS, the Madera Redevelopment Agency Board has reviewed the Grant Deed and determined that the Grant Deed will allow the Agency to acquire property currently owned by the City of Madera without cost to the Agency, and therefore the acceptance of the Grant Deed for the properties is in the best interest of the citizens of the City of Madera.

NOW, THEREFORE THE MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.

2. The Properties offered to the Agency by the City are hereby accepted.
3. The Chairperson is authorized to accept the Properties on behalf of the Madera Redevelopment Agency.
4. This resolution is effective immediately upon adoption.


\*\*\*\*\*

PASSED AND ADOPTED by the Madera Redevelopment Agency this 10<sup>th</sup> day of August, 2011, by the following vote:

AYES: Agency Members Poythress, Frazier, Bompreszi, Medellin and Svanda

NOES: None

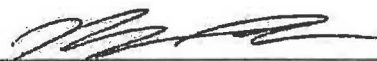
ABSENT: None

  
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary

Approved as to Legal Form:

  
J. Brent Richardson, Interim General Counsel





# Madera Redevelopment Agency

## CERTIFIED COPY

I hereby certify that the foregoing is a true and correct copy of Resolution MRA-1487 adopted by the Madera Redevelopment Agency Board at a regular meeting thereof held on August 10, 2011.

Date: August 15, 2011.



  
Sandi Brown, Agency Secretary





### Background Information

|  |  |
|--|--|
| • Map Reference                            | #16  |
| • Address                                  | 120 North E Street   |
| • Assessor Parcel Number(s)                | 007-101-016  |
| • Current Zoning                           | C-1/C-2 (Heavy Commercial Zone - Central business district)  |
| • Current Use                              | Chamber of Commerce  |
| • Original Seller                          | City of Madera   |
| • Original Appraised Value                 | \$200,000  |
| • Purchase Price                           | \$200,000  |
| • Primary and Supplemental Funding Sources | Tax Allocation Bond  |
| • <u>Property History</u>                  | In January 2000 the property was sold to the Madera Redevelopment Agency for \$200,000. The grant deed (attached) stipulates that the use of the property to its owner or tenants only whose primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. The City has the right to take possession of the property if the Agency defaults. |

### Parcel Information

|                               |                         |
|-------------------------------|-------------------------|
| • Land Description            |                         |
| Lot Size                      | 18,200 sf               |
| Topography                    | Level                   |
| Known Drainage Issues         | None                    |
| Known Ground Stability Issues | None                    |
| • Building Description        |                         |
| No. of Buildings              | 1                       |
| Building Area                 | 2,002 sf                |
| Construction Type             | Class "C", brick        |
| Year Built                    |                         |
| Improvement Date              |                         |
| Vehicle Parking               | On and off site parking |

### Agency Revenue

Is Agency receiving lease or rental income

Yes ☒

No ☐

|   |  |
|---|--|
| for the private use of the property?  |  |
| If Yes, indicate amount of Agency's annual rent/lease income  | \$100/month  |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.) | Renter: Chamber of Commerce<br>Term: Renews Annually, \$1,200/month \$100 per month is paid in lieu of the remainder being in cash, the Lessee may pay for such remainder by providing services to the Lessor. |

### Environmental

|  |  |
|--|--|
| • Have any environmental tests or assessments been performed on the property?          | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) | Phase I/II EIR Testing 9/7/1990<br>Asbestos Testing 8/3/1990   |
| • If Yes, describe the current environmental condition of the site                     | Asbestos removed when building was rehabbed in 2002  |
| • Has the property been designated as a "Brownfield" site?                             | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| • If No, would the property qualify for such a Brownfield designation?                 | Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> |
| • Describe any remediation work performed on the property                              |  |

### Previous Development Proposals

|  |   |
|--|---|
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | It is anticipated that the Chamber of Commerce will continue to occupy 120 N. E Street. |
|--|---|

### Estimate of Current Property Value

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• <b>Fair Market Value Appraisal</b><br/>No appraisal has been completed.</li> <li><u>Sales Comparison</u></li> <li><u>Income Capitalization Analysis</u></li> </ul> |  |
| • <b>Estimated Current Value</b>  |  |

### Reuse Assessment and Recommended Plan

|   |   |
|---|---|
| • Describe the property's potential transit-oriented development. | The use of the property required primary focus is in providing those direct and incidental services traditionally focused on the needs of |
|---|---|

the (non-automotive) traveling public.

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

- Recommended Action:

Governmental Purpose

Recorded In Official Records, Madera County

**REBECCA MARTINEZ**

Madera County Recorder

CIT Madera City

8/15/2011

2:43 PM

JG

RECORDING REQUESTED BY:  
City of Madera

AFTER RECORDING RETURN TO:  
Office of the City Clerk  
City of Madera  
205 W. 4th Street  
Madera, CA 93637

Doc#: 2011020904



Titles: 1 Pages: 8

|       |        |
|-------|--------|
| Fees  | 0.00   |
| Taxes | 0.00   |
| Other | 0.00   |
| PAID  | \$0.00 |

Fee waived per Section 27383 of the Government Code

No Fee Due

No Doc. Tax Due

Deed # 1754

## GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY  
ACKNOWLEDGED, **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF  
THE STATE OF CALIFORNIA ("GRANTOR"), DOES HEREBY GRANT TO  
**MADERA REDEVELOPMENT AGENCY**, A PUBLIC BODY, CORPORATE AND  
POLITIC ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE  
CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND  
MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" AND SHOWN ON  
EXHIBIT "B", ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: August 10, 2011

By:

  
Robert L. Poythress, Mayor

*Attach Notary Acknowledgement*



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017

38/95

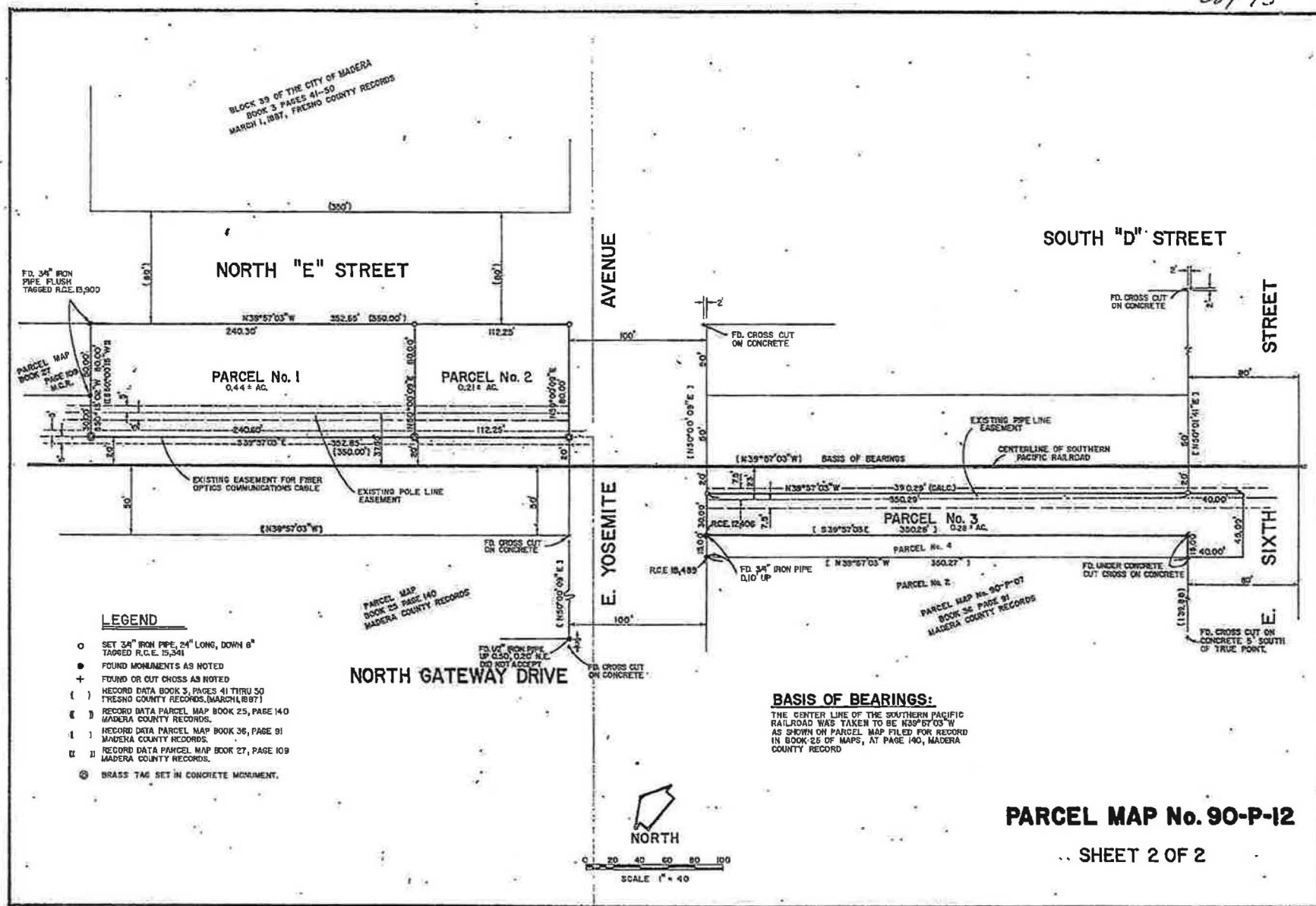


EXHIBIT "B"

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

\*\*\*\*\*

State of California

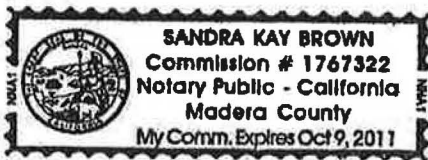
County of Madera

On **August 10, 2011** before me, **Sandra Kay Brown**, Notary Public, personally appeared **Robert L. Poythress**

who proved to me on the basis of satisfactory evidence  
be the person(~~s~~) whose names(~~s~~) is/~~are~~ subscribed to the  
within instrument and acknowledged to me that he/~~she~~/they  
executed the same in his/~~her~~/their authorized capacity(~~ies~~),  
and that by his/~~her~~/their signature(~~s~~) on the instrument the  
person(~~s~~), or the entity upon behalf of which the person(~~s~~)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of  
the State of California that the foregoing paragraph is true  
and correct.

WITNESS my hand and official seal.



Signature Sandra Kay Brown  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

The information below is not required by law

**Description of Attached Document**

Title or Type of Document: **Grant Deed (APN 007-101-016 and APN 007-101-017)**

Document Date: **August 10, 2011** Number of Pages: **3**

Signer(s) Other Than Named Above: **None**

**CERTIFICATE OF ACCEPTANCE**  
(Government Code 27281)

This is to certify that the interest in real property conveyed by the Grant Deed attached hereto and dated August 10, 2011 from the **City of Madera, a Municipal Corporation of the State of California**, (Grantor) to the **Madera Redevelopment Agency**, a public body, corporate and politic, (Grantee) is hereby accepted by the undersigned officer or agent on behalf of the **Madera Redevelopment Agency** pursuant to authority conferred by Resolution Number MRA- 1487 of the Madera Redevelopment Agency adopted on August 10, 2011 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: August 10, 2011

**Madera Redevelopment Agency**

By:   
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary



/sb

120 No E/5 E. Yosemite  
APN: 007-101-016; 007-101-017



CERTIFIED

RESOLUTION No. MRA-1487

A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, ACCEPTING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO BE CONVEYED FROM THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO AND ACCEPT THE PROPERTY ON BEHALF OF THE MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera ("City") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the Madera Redevelopment Agency ("Agency"); and

WHEREAS, there is no possibility that the conveyance of these properties will cause a significant environmental impact; and

WHEREAS, given the nature of the land use, Agency has a legal interest in the properties to be acquired; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

WHEREAS, the Madera Redevelopment Agency Board has reviewed the Grant Deed and determined that the Grant Deed will allow the Agency to acquire property currently owned by the City of Madera without cost to the Agency, and therefore the acceptance of the Grant Deed for the properties is in the best interest of the citizens of the City of Madera.

NOW, THEREFORE THE MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.

2. The Properties offered to the Agency by the City are hereby accepted.
3. The Chairperson is authorized to accept the Properties on behalf of the Madera Redevelopment Agency.
4. This resolution is effective immediately upon adoption.


\*\*\*\*\*

PASSED AND ADOPTED by the Madera Redevelopment Agency this 10<sup>th</sup> day of August, 2011, by the following vote:

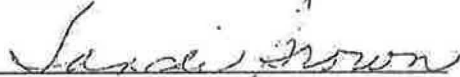
AYES: Agency Members Poythress, Frazier, Bomprezzi, Medellin and Svanda

NOES: None

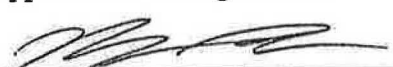
ABSENT: None

  
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary

Approved as to Legal Form:

  
J. Brent Richardson, Interim General Counsel





# Madera Redevelopment Agency

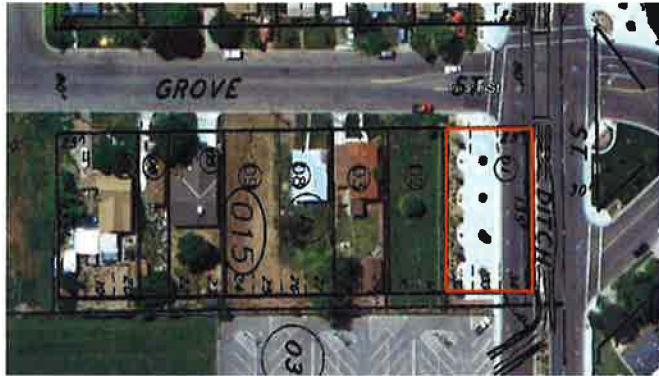
## CERTIFIED COPY

I hereby certify that the foregoing is a true and correct copy of Resolution MRA-1487 adopted by the Madera Redevelopment Agency Board at a regular meeting thereof held on August 10, 2011.

Date: August 15, 2011.



  
Sandi Brown, Agency Secretary



### Background Information

|  |   |
|--|---|
| • Map Reference                            | #14   |
| • Address                                  | 103 Grove Street  |
| • Assessor Parcel Number(s)                | 012-015-001   |
| • Current Zoning                           | R1  |
| • Current Use                              | Open space on remnant lot   |
| • Original Seller                          | Bradley W. Knisely  |
| • Original Appraised Value                 |   |
| • Purchase Price                           | \$20,000  |
| • Primary and Supplemental Funding Sources | Tax Allocation Bond   |
| • <u>Property History</u>                  | The residential vacant lot was purchased by the Agency to acquire ROW for the widening of Olive Avenue. The resulting remnant lot was developed into an open community space. By request from DOF on May 13, 2013 the Agency Oversight Board reconsidered the the conveyed grant deed to City of Madera and made findings that the property is being used for a governmental purpose. |

### Parcel Information

|                               |                   |
|-------------------------------|-------------------|
| • Land Description            |                   |
| Lot Size                      | 10,125            |
| Topography                    | Level             |
| Known Drainage Issues         | None              |
| Known Ground Stability Issues | None              |
| • Building Description        |                   |
| No. of Buildings              | 0                 |
| Building Area                 | Public Open Space |
| Construction Type             |                   |
| Year Built                    |                   |
| Improvement Date              |                   |
| Vehicle Parking               |                   |



### Agency Revenue

|   |                              |  |
|---|------------------------------|--|
| Is Agency receiving lease or rental income for the private use of the property?   | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income  | \$                           |  |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.) |                              |  |

### Environmental

|  |                              |  |   |
|--|------------------------------|--|---|
| • Have any environmental tests or assessments been performed on the property?          | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |   |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) |                              |  |   |
| • If Yes, describe the current environmental condition of the site                     |                              |  |   |
| • Has the property been designated as a "Brownfield" site?                             | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |   |
| • If No, would the property qualify for such a Brownfield designation?                 | Yes <input type="checkbox"/> | No <input type="checkbox"/>            | Unknown <input checked="" type="checkbox"/> |
| • Describe any remediation work performed on the property                              |                              |  |   |

### Previous Development Proposals

|  |  |
|--|--|
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. |  |
|--|--|

### Estimate of Current Property Value

|   |
|---|
| <ul style="list-style-type: none"><li>• <b><u>Fair Market Value Appraisal</u></b></li></ul><br><br><u>Sales Comparison</u><br><br><br><u>Income Capitalization Analysis</u> |
| <ul style="list-style-type: none"><li>• <b><u>Estimated Current Value</u></b></li></ul>   |

### Reuse Assessment and Recommended Plan

|  |                      |
|--|----------------------|
| • Describe the property's potential transit-oriented development.  | None                 |
| • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. |                      |
| • Recommended Action:  | Governmental Purpose |



### Background Information

|  |  |
|--|--|
| • Map Reference                            | #17 - Floor plan attached  |
| • Address                                  | 428 E. Yosemite Avenue   |
| • Assessor Parcel Number(s)                | 007-165-019  |
| • Current Zoning                           | C1 Light Commercial(central business district)   |
| • Current Use                              | Governmental Office - Code Enforcement & RDA   |
| • Original Seller                          | Oberti-Alessini Investments  |
| • Original Appraised Value                 | \$1,050,000  |
| • Purchase Price                           | \$1,050,000  |
| • Primary and Supplemental Funding Sources | Tax Allocation Bonds   |
| • <u>Property History</u>                  | <p>The property was acquired by the Madera Redevelopment Agency on December 19, 2008 and improvements totaling \$1,600,000 were completed April 1, 2011. Prior to rehabilitation the on-site building was originally the Bank of America, then the State Employment Development Department, and later a church. Currently the building houses the City of Madera Neighborhood Revitalization Department and the City of Madera Successor Agency to the Former Redevelopment Agency. A use floor plan is attached which shows office space by department. The purchase and rehabilitation for governmental use was accomplished with public use non-taxable tax allocation bonds.</p> |
|  |  |

### Parcel Information

|                               |                   |
|-------------------------------|-------------------|
| • Land Description            |                   |
| Lot Size                      | 37,849 SF         |
| Topography                    | Level             |
| Known Drainage Issues         | None              |
| Known Ground Stability Issues | None              |
| • Building Description        |                   |
| No. of Buildings              | 1                 |
| Building Area                 | 8,685 SF          |
| Construction Type             | Concrete Building |
| Year Built                    | 1968              |
| Improvement Date              | April 1, 2011     |
| Vehicle Parking               | On Site 56 Spaces |

## Agency Revenue

|   |                              |  |
|---|------------------------------|--|
| Is Agency receiving lease or rental income for the private use of the property?   | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income  | \$                           |  |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.) |                              |  |

## Environmental

|  |   |  |                                  |
|--|---|--|----------------------------------|
| • Have any environmental tests or assessments been performed on the property?          | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |                                  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) | Asbestos Survey Inspection              |  |                                  |
| • If Yes, describe the current environmental condition of the site                     | Asbestos removed at renovation          |  |                                  |
| • Has the property been designated as a "Brownfield" site?                             | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |                                  |
| • If No, would the property qualify for such a Brownfield designation?                 | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> |
| • Describe any remediation work performed on the property                              |   |  |                                  |

## Previous Development Proposals

|  |  |
|--|--|
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | Property to be transferred to City; Governmental use H&SC Section 34181(a) |
|--|--|

## Estimate of Current Property Value

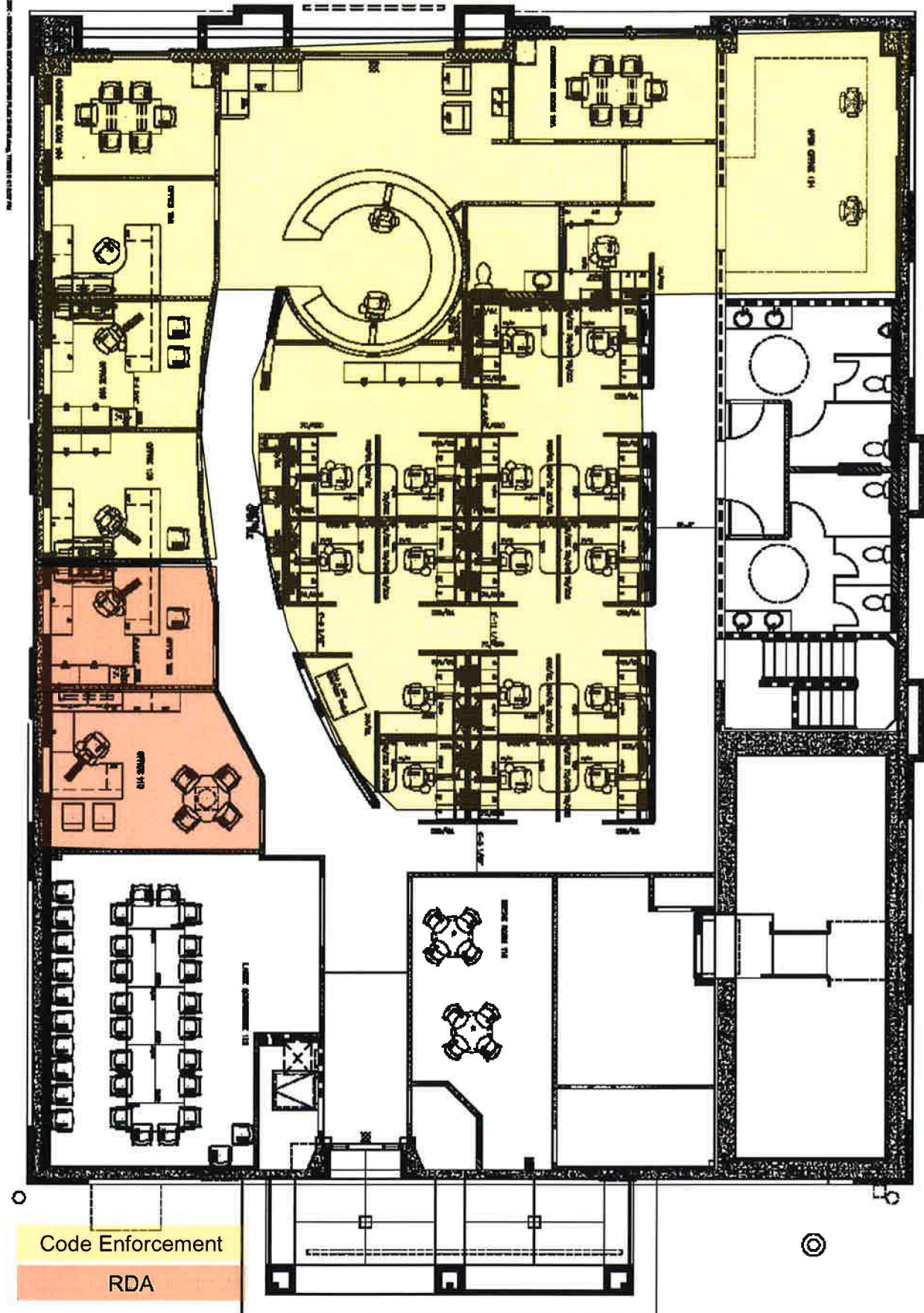
|  |  |
|--|--|
| • <b><u>Fair Market Value Appraisal</u></b><br>\$1,700,000<br><br><u>Sales Comparison</u><br><br><u>Income Capitalization Analysis</u> |  |
| • <b><u>Estimated Current Value</u></b><br>\$1,700,000   |  |



### Reuse Assessment and Recommended Plan

|  |  |
|--|--|
| • Describe the property's potential transit-oriented development.  | A bus stop is located in front of the building |
| • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. |  |
| • Recommended Action:  | Governmental Purpose                           |

Code Enforcement and RDA Office  
428 East Yosemite Avenue  
Floor Plan Use





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit A

Page 1 of 2



## Background Information

|   |                                   |
|---|-----------------------------------|
| • Map Reference   |                                   |
| • Address   | 300 South G Street                |
| • Assessor Parcel Number(s)   | 010-162-001                       |
| • Current Zoning  | Religious Facility                |
| • Current Use   | Church                            |
| • Original Seller   | Silviano Andrade & Celia Gonzales |
| • Original Appraised Value  | \$265,000                         |
| • Purchase Price  | \$312,520                         |
| • Primary and Supplemental Funding Sources                            | RPTTF                             |
| • <u>Property History</u><br>Formerly belonged to the Catholic Church |                                   |

## Parcel Information

|                               |                              |
|-------------------------------|------------------------------|
| • Land Description            |                              |
| Lot Size                      | 22,500 sf                    |
| Topography                    | Flat                         |
| Known Drainage Issues         | None                         |
| Known Ground Stability Issues | None                         |
| • Building Description        |                              |
| No. of Buildings              | 1                            |
| Building Area                 | 3,124                        |
| Construction Type             | Wood Frame / Stucco Exterior |
| Year Built                    | 1978                         |
| Improvement Date              |                              |
| Vehicle Parking               | 18 Spaces                    |

## Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$  |



|  |  |
|--|--|
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)  |  |
| <b>Environmental</b>   |  |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Asbestos Survey  |
| • If Yes, describe the current environmental condition of the site   |  |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> |
| • Describe any remediation work performed on the property  | None   |
| <b>Previous Development Proposals</b>  |  |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.   | State Courthouse Contractor interested in short term lease for storage of materials.                 |
| <b>Estimate of Current Property Value</b>  |  |
| <ul style="list-style-type: none"> <li>• <b><u>Fair Market Value Appraisal</u></b><br/>\$265,000.00<br/><br/><u>Sales Comparison</u><br/><br/><u>Income Capitalization Analysis</u></li> </ul> |  |
| <ul style="list-style-type: none"> <li>• <b><u>Estimated Current Value</u></b><br/>\$312,520.00</li> </ul>   |  |
| <b>Reuse Assessment and Recommended Plan</b>   |  |
| • Describe the property's potential transit-oriented development.  | No   |
| • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.   | County Offices   |
| • Recommended Action:  | Transfer to County of Madera to fulfill Enforceable Obligation                                       |





### Background Information

|  |  |
|--|--|
| • Map Reference                            | #10                                    |
| • Address                                  | 100 East 7 <sup>th</sup> Street        |
| • Assessor Parcel Number(s)                | 007-184-023                            |
| • Current Zoning                           | C-2                                    |
| • Current Use                              | Vacant building                        |
| • Original Seller                          | Madera Printing and Publishing Company |
| • Original Appraised Value                 | \$950,000                              |
| • Purchase Price                           | \$950,000                              |
| • Primary and Supplemental Funding Sources | Tax Increment                          |
| • <u>Property History</u>                  |  |
|  | 1948-1953: Automotive Sales and Repair |
|  | 1963-2009: Madera Tribune              |

### Parcel Information

|                               |                     |
|-------------------------------|---------------------|
| • Land Description            |                     |
| Lot Size                      | 28,000 sf           |
| Topography                    | Level               |
| Known Drainage Issues         | None                |
| Known Ground Stability Issues | None                |
| • Building Description        |                     |
| No. of Buildings              | One                 |
| Building Area                 | 16,180 sf           |
| Construction Type             | Concrete block wall |
| Year Built                    | 1948                |
| Improvement Date              | 1948                |
| Vehicle Parking               | 40±                 |

### Agency Revenue

|   |                              |  |
|---|------------------------------|--|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$                           |  |

|  |   |
|--|---|
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |   |
| <b>Environmental</b>   |   |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Phase I EIR and Asbestos Survey, 07/2008<br>Phase II EIR, 01/2009   |
| • If Yes, describe the current environmental condition of the site   | Presence of asbestos  |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>   |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>  |
| • Describe any remediation work performed on the property  | None  |
| <b>Previous Development Proposals</b>  |   |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | Several prospective buyers have looked at the building, but none resulted in an offer to purchase.  |
| <b>Estimate of Current Property Value</b>  |   |
| <p>• <b><u>Fair Market Value Appraisal</u></b></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>                         |   |
| <p>• <b><u>Estimated Current Value</u></b><br/>An appraisal conducted in April 2012 placed the value at \$245,000.</p>                                 |   |
| <b>Reuse Assessment and Recommended Plan</b>   |   |
| • Describe the property's potential transit-oriented development.  | None  |
| • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.                                       | The first scenario would be to sell the property "as is" to Evan's Feed and Livestock Supply. They are a successful locally-owned business operating at capacity. To expand their |

on-site storage they have strong interest in the railroad property at E and 9<sup>th</sup> Streets.

The second scenario has the potential to generate a significant amount of property and sales tax revenue for local taxing entities. This scenario would require the expenditure of remaining bond proceeds on the following activities.

- Building Demolition - \$40,000
- Property Acquisition (Four(4) Parcels) - \$250,000
- Canal Relocation - \$780,000

This would ultimately create the opportunity for 40,000-50,000 sf in new construction; however, there would be a high element of risk.

• Recommended Action:

Liquidate property at fair market value.





### Background Information

|  |  |
|--|--|
| • Map Reference                            | #9                                     |
| • Address                                  | 320 South D Street                     |
| • Assessor Parcel Number(s)                | 007-184-010                            |
| • Current Zoning                           | C-1                                    |
| • Current Use                              | Vacant building and lot                |
| • Original Seller                          | Madera Printing and Publishing Company |
| • Original Appraised Value                 | \$74,000                               |
| • Purchase Price                           | \$74,000                               |
| • Primary and Supplemental Funding Sources | Tax Increment                          |
| • <u>Property History</u><br>Storage       |  |

### Parcel Information

|                               |           |
|-------------------------------|-----------|
| • Land Description            |           |
| Lot Size                      | 35,000 sf |
| Topography                    | Level     |
| Known Drainage Issues         | None      |
| Known Ground Stability Issues | None      |
| • Building Description        |           |
| No. of Buildings              | One       |
| Building Area                 | 3,750 sf  |
| Construction Type             | Steel     |
| Year Built                    | Pre-1950  |
| Improvement Date              | Unknown   |
| Vehicle Parking               | None      |

### Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$  |

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008  
Phase II EIR, 01/2009

• If Yes, describe the current environmental condition of the site

Presence of asbestos

• Has the property been designated as a "Brownfield" site?

Yes ☐ No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

• Describe any remediation work performed on the property

None

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

#### • Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

#### • Estimated Current Value

\$44,703

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The reuse of this property will be influenced by what happens with the former Tribune. In any event, the vacant steel building on the parcel should be demolished. This could be accomplished in



conjunction with the demolition project associated with the new DA/Probation office. On the plus side, a large parcel in the central business district offers great potential. On the negative side, the property has been in this condition for over forth (40) years.

• Recommended Action:

Liquidate property at fair market value.



### Background Information

|   |  |
|---|--|
| • Map Reference                                       | #10                                    |
| • Address   | 321 South E Street                     |
| • Assessor Parcel Number(s)                           | 007-184-024                            |
| • Current Zoning                                      | C-2                                    |
| • Current Use   | Vacant lot                             |
| • Original Seller                                     | Madera Printing and Publishing Company |
| • Original Appraised Value                            | \$74,000                               |
| • Purchase Price                                      | \$74,000                               |
| • Primary and Supplemental Funding Sources            | Tax Increment                          |
| • <u>Property History</u><br>Part of Tribune property |  |

### Parcel Information

|                               |            |
|-------------------------------|------------|
| • Land Description            |            |
| Lot Size                      | 17,500 sf  |
| Topography                    | Level      |
| Known Drainage Issues         | None       |
| Known Ground Stability Issues | None       |
| • Building Description        |            |
| No. of Buildings              | Vacant lot |
| Building Area                 |            |
| Construction Type             |            |
| Year Built                    |            |
| Improvement Date              |            |
| Vehicle Parking               |            |

### Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$  |

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008  
Phase II EIR, 01/2009

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐ No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

- Describe any remediation work performed on the property
- 

None

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

- Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

- Estimated Current Value

\$44,703

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

None

|  |  |
|--|--|
| • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. | The reuse of this property will be influenced by what happens with the former Tribune building on the adjacent parcel. A large parcel in the central business district offers great potential. |
| • Recommended Action:  | Liquidate property at fair market value.   |





### Background Information

|  |   |
|--|---|
| • Map Reference                            | #19   |
| • Address                                  | (no street address)   |
| • Assessor Parcel Number(s)                | 011-011-005 and 011-011-006   |
| • Current Zoning                           | Industrial  |
| • Current Use                              | Vacant lot  |
| • Original Seller                          | Union Pacific Railroad Company  |
| • Original Appraised Value                 | \$118,722   |
| • Purchase Price                           | \$118,722   |
| • Primary and Supplemental Funding Sources | Bond Proceeds   |
| • <u>Property History</u>                  | The property has been under successive railroad ownership for many decades. |

### Parcel Information

|                               |            |
|-------------------------------|------------|
| • Land Description            |            |
| Lot Size                      | 21,287± sf |
| Topography                    | Level      |
| Known Drainage Issues         | None       |
| Known Ground Stability Issues | None       |
| • Building Description        |            |
| No. of Buildings              | None       |
| Building Area                 |            |
| Construction Type             |            |
| Year Built                    |            |
| Improvement Date              |            |
| Vehicle Parking               |            |

### Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual                                      | \$  |



|  |  |
|--|--|
| rent/lease income  |  |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |  |
| <b>Environmental</b>   |  |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Phase I and Phase II EIR/Borings-Soil Sampling, 2/2008   |
| • If Yes, describe the current environmental condition of the site   | Clean  |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> |
| • Describe any remediation work performed on the property  | None   |
| <b>Previous Development Proposals</b>  |  |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | None   |
| <b>Estimate of Current Property Value</b>  |  |
| <p>• <b><u>Fair Market Value Appraisal</u></b></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>                         |  |
| <p>• <b><u>Estimated Current Value</u></b><br/>Based on October 3, 2012 appraisal, the property is valued at \$36,250.</p>                             |  |
| <b>Reuse Assessment and Recommended Plan</b>   |  |
| • Describe the property's potential transit-oriented development.  | NA   |
| • Describe the reuse potential of the  | The property is adjacent to the storage yard of Evan's Feed  |

|  |   |
|--|---|
| property in terms of advancing the Successor Agency's planning objectives. | and Livestock Supply. They have expressed preliminary interest in the site and will be contacted upon approval of the LRPMP. Absent a deal with Evans, the reuse of the property will be impacted by what happens with the former Tribune building. |
| • Recommended Action:  | Liquidate property at fair market value.  |



### Background Information

|  |                          |
|--|--------------------------|
| • Map Reference                            | #7                       |
| • Address                                  | 218 East Yosemite Avenue |
| • Assessor Parcel Number(s)                | 007-161-006              |
| • Current Zoning                           | C-1                      |
| • Current Use                              | Vacant lot               |
| • Original Seller                          | Fleming/Salter           |
| • Original Appraised Value                 | \$113,000                |
| • Purchase Price                           | \$113,000                |
| • Primary and Supplemental Funding Sources | Bond Proceeds            |
| • <u>Property History</u><br>Bar           |                          |

### Parcel Information

|                               |            |
|-------------------------------|------------|
| • Land Description            |            |
| Lot Size                      | 3,750 sf   |
| Topography                    | Level      |
| Known Drainage Issues         | None       |
| Known Ground Stability Issues | None       |
| • Building Description        |            |
| No. of Buildings              | Vacant lot |
| Building Area                 |            |
| Construction Type             |            |
| Year Built                    |            |
| Improvement Date              |            |
| Vehicle Parking               |            |

### Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$  |

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

## Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 5/2001

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

Asbestos removed

## Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Approved sales agreement with Buenrostro family.

## Estimate of Current Property Value

### • Fair Market Value Appraisal

\$18,750

Sales Comparison

Income Capitalization Analysis

### • Estimated Current Value

\$18,750

## Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The Successor Agency/Oversight Board approved the sale of the property to the Buenrostro family in August 2012. The owners desired to expand the restaurant component of their



business. The agreement required that within 90 days they had to obtain construction financing and building permits. They failed to meet these requirements and the agreement has terminated.

Given the irregular shape and small size, the property would be difficult to develop by anybody other than adjacent property owners (Buenrostro or Perez). Buenrostro is the most obvious as the restaurant is experiencing some growth. He will be contacted following approval of the LRPMP.

• Recommended Action:

Liquidate property at fair market value.





### Background Information

|  |   |
|--|---|
| • Map Reference                            | #8  |
| • Address                                  | 121/125/129 North C Street  |
| • Assessor Parcel Number(s)                | 007-112-015 and 007-112-014   |
| • Current Zoning                           | C-1   |
| • Current Use                              | Vacant lot  |
| • Original Seller                          | Marathon Properties   |
| • Original Appraised Value                 | \$225,000   |
| • Purchase Price                           | \$225,000   |
| • Primary and Supplemental Funding Sources | Bond Proceeds   |
| • <u>Property History</u>                  | The property was a parking lot for activities held at Griffin Hall. |

### Parcel Information

|                               |            |
|-------------------------------|------------|
| • Land Description            |            |
| Lot Size                      | 22,500 sf  |
| Topography                    | Level      |
| Known Drainage Issues         | None       |
| Known Ground Stability Issues | None       |
| • Building Description        |            |
| No. of Buildings              | Vacant lot |
| Building Area                 |            |
| Construction Type             |            |
| Year Built                    |            |
| Improvement Date              |            |
| Vehicle Parking               |            |

### Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$  |

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☐

No ☒

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

None

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

A private developer submitted plans for a ten (10) unit apartment complex that never went through the planning process.

### Estimate of Current Property Value

#### • Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

#### • Estimated Current Value

\$112,500 (\$5.00 psf)

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The property has been in its current state for over forty (40) years. During a majority of that time there was a covenant that prevented the sale or development of the

property. That covenant is no longer in place.

The acquisition of 112/122/126 North B Street would have increased the size of the property to 48,750 sf. This would require the expenditure of remaining bond proceeds. The problem is that the B Street properties were appraised in 2007 at the height of the real estate boom. Values have probably declined by 30-40%; however, the property owners will be fixed on the 2007 values.

Over the past ten (10) years most of the new construction in the "central business district" has been driven by the public sector or the Darin Camarena Health Centers. This is in spite of the fact the vacancy rate is lower than other areas of the City. The tenants tend to be small, family-owned businesses and Sears is the only national chain located in the downtown area. This creates a scenario whereby the City/taxing entities may not realize an immediate return on investment.

• Recommended Action:

Liquidate property at fair market value.





### Background Information

|  |   |
|--|---|
| • Map Reference                            | #12 and #13                                       |
| • Address                                  | 109/111 South B Street                            |
| • Assessor Parcel Number(s)                | 007-165-011 and 007-165-010                       |
| • Current Zoning                           | C-1   |
| • Current Use                              | Parking lot                                       |
| • Original Seller                          | Hernandez/Kyoji and Kiyoko Michioka               |
| • Original Appraised Value                 | \$220,000/\$172,000                               |
| • Purchase Price                           | \$220,000/\$172,000                               |
| • Primary and Supplemental Funding Sources | Tax Increment                                     |
| • <u>Property History</u>                  |   |
|  | Foster Parker Insurance/Dale's Camera             |
|  | County Mental Health/Darin Camarena Family Health |

### Parcel Information

|                               |            |
|-------------------------------|------------|
| • Land Description            |            |
| Lot Size                      | 11,700 sf  |
| Topography                    | Level      |
| Known Drainage Issues         | None       |
| Known Ground Stability Issues | None       |
| • Building Description        |            |
| No. of Buildings              | Vacant lot |
| Building Area                 |            |
| Construction Type             |            |
| Year Built                    |            |
| Improvement Date              |            |
| Vehicle Parking               |            |

### Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$  |



|  |  |
|--|--|
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |  |
| <b>Environmental</b>   |  |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | 109 South B - Asbestos Survey, 4/2009<br>111 South B – Asbestos Survey, 3/2010   |
| • If Yes, describe the current environmental condition of the site   |  |
| • Has the property been designated as a “Brownfield” site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>   |
| • Describe any remediation work performed on the property  | Asbestos removed   |
| <b>Previous Development Proposals</b>  |  |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | Sale of property to Darin Camarena approved on September 1, 2012   |
| <b>Estimate of Current Property Value</b>  |  |
| <p>• <b><u>Fair Market Value Appraisal</u></b><br/>\$67,500</p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>            |  |
| <p>• <b><u>Estimated Current Value</u></b><br/>\$67,500</p>  |  |
| <b>Reuse Assessment and Recommended Plan</b>   |  |
| • Describe the property’s potential transit-oriented development.  | None   |
| • Describe the reuse potential of the property in terms of advancing the Successor Agency’s planning objectives.                                       | By previous action, the Successor Agency and Oversight Board approved the sale of 109/111 South B Street to Darin Camarena Family Health Centers. They intend to construct |

4,500± sf of administrative offices.

• **Recommended Action:**

The property was sold to Darin Camarena Health Center. A parking lot was constructed on a portion of the property.



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

Page 1 of 3



## Background Information

|  |   |
|--|---|
| • Map Reference                                      | #3  |
| • Address  | 1321 East Yosemite Avenue, Madera, CA 93638 |
| • Assessor Parcel Number(s)                          | 007-142-001                                 |
| • Current Zoning                                     | C-1   |
| • Current Use  | Vacant lot                                  |
| • Original Seller                                    | Isidrio and Alicia Sandoval                 |
| • Original Appraised Value                           | \$180,000                                   |
| • Purchase Price                                     | \$205,000                                   |
| • Primary and Supplemental Funding Sources           | Bond Proceeds                               |
| • <u>Property History</u><br>Single-family residence |   |

## Parcel Information

|                               |          |
|-------------------------------|----------|
| • Land Description            |          |
| Lot Size                      | 4,138 sf |
| Topography                    | Level    |
| Known Drainage Issues         | None     |
| Known Ground Stability Issues | None     |
| • Building Description        |          |
| No. of Buildings              | None     |
| Building Area                 |          |
| Construction Type             |          |
| Year Built                    |          |
| Improvement Date              |          |
| Vehicle Parking               |          |

## Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$  |

|  |   |
|--|---|
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |   |
| <b>Environmental</b>   |   |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Asbestos Survey, 12/007   |
| • If Yes, describe the current environmental condition of the site   |   |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>   |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>  |
| • Describe any remediation work performed on the property  | Asbestos survey performed prior to demolition; no asbestos was detected.  |
| <b>Previous Development Proposals</b>  |   |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | None  |
| <b>Estimate of Current Property Value</b>  |   |
| <p>• <b><u>Fair Market Value Appraisal</u></b></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>                         |   |
| <p>• <b><u>Estimated Current Value</u></b><br/>\$20,690 (\$5.00 psf)</p>   |   |
| <b>Reuse Assessment and Recommended Plan</b>   |   |
| • Describe the property's potential transit-oriented development.  | N/A   |
| • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.                                       | Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite |



Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.

• **Recommended Action:**

A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

Page 1 of 3



## Background Information

|  |   |
|--|---|
| • Map Reference                                      | #5  |
| • Address  | 1399 East Yosemite Avenue, Madera, CA 93638 |
| • Assessor Parcel Number(s)                          | 008-143-018                                 |
| • Current Zoning                                     | C-1   |
| • Current Use  | Vacant lot                                  |
| • Original Seller                                    | Alice G. Lovine                             |
| • Original Appraised Value                           | \$174,000                                   |
| • Purchase Price                                     | \$174,000                                   |
| • Primary and Supplemental Funding Sources           | Bond Proceeds                               |
| • <u>Property History</u><br>Single-family residence |   |

## Parcel Information

|                               |          |
|-------------------------------|----------|
| • Land Description            |          |
| Lot Size                      | 6,120 sf |
| Topography                    | Level    |
| Known Drainage Issues         | None     |
| Known Ground Stability Issues | None     |
| • Building Description        |          |
| No. of Buildings              | None     |
| Building Area                 |          |
| Construction Type             |          |
| Year Built                    |          |
| Improvement Date              |          |
| Vehicle Parking               |          |

## Agency Revenue

|   |                              |  |
|---|------------------------------|--|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual                                      | \$                           |  |

|  |   |
|--|---|
| rent/lease income  |   |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |   |
| <b>Environmental</b>   |   |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Asbestos Survey, 7/2008   |
| • If Yes, describe the current environmental condition of the site   |   |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>   |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>                                      |
| • Describe any remediation work performed on the property  | Asbestos survey conducted prior to demolition detected amounts of asbestos that was removed when the substandard building was demolished. |
| <b>Previous Development Proposals</b>  |   |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | None  |
| <b>Estimate of Current Property Value</b>  |   |
| <p>• <b><u>Fair Market Value Appraisal</u></b></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>                         |   |
| <p>• <b><u>Estimated Current Value</u></b><br/>\$30,600 (\$5.00 psf)</p>   |   |
| <b>Reuse Assessment and Recommended Plan</b>   |   |
| • Describe the property's potential transit-oriented development.  | N/A   |
| • Describe the reuse potential of the property in terms of advancing the   | Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are                        |

|   |  |
|---|--|
| Successor Agency's planning objectives. | primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan. |
| • Recommended Action:                   | A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.  |





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

|  |   |
|--|---|
| • Map Reference                                      | #1  |
| • Address  | 1401 East Yosemite Avenue, Madera, CA 93638 |
| • Assessor Parcel Number(s)                          | 008-143-019                                 |
| • Current Zoning                                     | C-1   |
| • Current Use  | Vacant lot                                  |
| • Original Seller                                    | Rosalva Arteaga                             |
| • Original Appraised Value                           | \$200,000                                   |
| • Purchase Price                                     | \$200,000                                   |
| • Primary and Supplemental Funding Sources           | Bond Proceeds                               |
| • <u>Property History</u><br>Single-family residence |   |

## Parcel Information

|                               |          |
|-------------------------------|----------|
| • Land Description            |          |
| Lot Size                      | 5,250 sf |
| Topography                    | Level    |
| Known Drainage Issues         | None     |
| Known Ground Stability Issues | None     |
| • Building Description        |          |
| No. of Buildings              | None     |
| Building Area                 |          |
| Construction Type             |          |
| Year Built                    |          |
| Improvement Date              |          |
| Vehicle Parking               |          |

## Agency Revenue

|   |                              |  |
|---|------------------------------|--|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual                                      | \$                           |  |

|  |   |
|--|---|
| rent/lease income  |   |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |   |
| <b>Environmental</b>   |   |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Asbestos Survey, 12/2007  |
| • If Yes, describe the current environmental condition of the site   |   |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>   |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>                                      |
| • Describe any remediation work performed on the property  | Asbestos survey conducted prior to demolition detected amounts of asbestos that was removed when the substandard building was demolished. |
| <b>Previous Development Proposals</b>  |   |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | None  |
| <b>Estimate of Current Property Value</b>  |   |
| <b>• Fair Market Value Appraisal</b><br><br><u>Sales Comparison</u><br><br><u>Income Capitalization Analysis</u>                                       |   |
| <b>• Estimated Current Value</b><br>\$26,250 (\$5.00 psf)  |   |
| <b>Reuse Assessment and Recommended Plan</b>   |   |
| • Describe the property's potential transit-oriented development.  | N/A   |
| • Describe the reuse potential of the property in terms of advancing the   | Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are                        |

|   |  |
|---|--|
| Successor Agency's planning objectives. | primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan. |
| • Recommended Action:                   | A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.  |





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

|  |   |
|--|---|
| • Map Reference                                      | #2  |
| • Address  | 1403 East Yosemite Avenue, Madera, CA 93638 |
| • Assessor Parcel Number(s)                          | 008-143-020                                 |
| • Current Zoning                                     | C-1   |
| • Current Use  | Vacant lot                                  |
| • Original Seller                                    | Christobal and Rosalva Arteaga              |
| • Original Appraised Value                           | \$52,500                                    |
| • Purchase Price                                     | \$52,500                                    |
| • Primary and Supplemental Funding Sources           | Bond Proceeds                               |
| • <u>Property History</u><br>Single-family residence |   |

## Parcel Information

|                               |          |
|-------------------------------|----------|
| • Land Description            |          |
| Lot Size                      | 5,244 sf |
| Topography                    | Level    |
| Known Drainage Issues         | None     |
| Known Ground Stability Issues | None     |
| • Building Description        |          |
| No. of Buildings              | None     |
| Building Area                 |          |
| Construction Type             |          |
| Year Built                    |          |
| Improvement Date              |          |
| Vehicle Parking               |          |

## Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual                                      | \$  |



|  |  |
|--|--|
| rent/lease income  |  |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |  |
| <b>Environmental</b>   |  |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Asbestos Survey, 12/2007   |
| • If Yes, describe the current environmental condition of the site   |  |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>   |
| • Describe any remediation work performed on the property  | Asbestos survey performed prior to demolition; no asbestos was detected.   |
| <b>Previous Development Proposals</b>  |  |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | None   |
| <b>Estimate of Current Property Value</b>  |  |
| <b>• <u>Fair Market Value Appraisal</u></b><br><br><u>Sales Comparison</u><br><br><u>Income Capitalization Analysis</u>                                |  |
| <b>• <u>Estimated Current Value</u></b><br>\$26,250 (\$5.00 psf)   |  |
| <b>Reuse Assessment and Recommended Plan</b>   |  |
| • Describe the property's potential transit-oriented development.  | N/A  |
| • Describe the reuse potential of the property in terms of advancing the   | Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and |

|   |  |
|---|--|
| Successor Agency's planning objectives. | incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan. |
| • Recommended Action:                   | A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.  |



### Background Information

|  |   |
|--|---|
| • Map Reference                                      | #6  |
| • Address  | 1405 East Yosemite Avenue, Madera, CA 93638 |
| • Assessor Parcel Number(s)                          | 008-143-021                                 |
| • Current Zoning                                     | C-1   |
| • Current Use  | Vacant lot                                  |
| • Original Seller                                    | Francisco Candido                           |
| • Original Appraised Value                           | \$32,000                                    |
| • Purchase Price                                     | \$42,640                                    |
| • Primary and Supplemental Funding Sources           | Bond Proceeds                               |
| • <u>Property History</u><br>Single-family residence |   |

### Parcel Information

|                               |          |
|-------------------------------|----------|
| • Land Description            |          |
| Lot Size                      | 5,310 sf |
| Topography                    | Level    |
| Known Drainage Issues         | None     |
| Known Ground Stability Issues | None     |
| • Building Description        |          |
| No. of Buildings              | None     |
| Building Area                 |          |
| Construction Type             |          |
| Year Built                    |          |
| Improvement Date              |          |
| Vehicle Parking               |          |

### Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income                    | \$  |



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

• Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 6/2010

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

• If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

• Describe any remediation work performed on the property

Asbestos survey performed prior to demolition; no asbestos was detected.

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

#### • Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

#### • Estimated Current Value

\$26,550

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.

N/A

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite



Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.

• **Recommended Action:**

A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

Page 1 of 3



## Background Information

|  |   |
|--|---|
| • Map Reference                                      | #4  |
| • Address  | 1407 East Yosemite Avenue, Madera, CA 93638 |
| • Assessor Parcel Number(s)                          | 008-143-003                                 |
| • Current Zoning                                     | C-1   |
| • Current Use  | Vacant lot                                  |
| • Original Seller                                    | Jesus and Martha Saucedo                    |
| • Original Appraised Value                           | \$100,000                                   |
| • Purchase Price                                     | \$100,000                                   |
| • Primary and Supplemental Funding Sources           | Bond Proceeds                               |
| • <u>Property History</u><br>Single-family residence |   |

## Parcel Information

|                               |                      |
|-------------------------------|----------------------|
| • Land Description            |                      |
| Lot Size                      | 5,377 sf             |
| Topography                    | Slightly below grade |
| Known Drainage Issues         | None                 |
| Known Ground Stability Issues | None                 |
| • Building Description        |                      |
| No. of Buildings              | None                 |
| Building Area                 |                      |
| Construction Type             |                      |
| Year Built                    |                      |
| Improvement Date              |                      |
| Vehicle Parking               |                      |

## Agency Revenue

|   |                              |  |
|---|------------------------------|--|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual                                      | \$                           |  |

|  |  |
|--|--|
| rent/lease income  |  |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |  |
| <b>Environmental</b>   |  |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Asbestos Survey, 2/2007  |
| • If Yes, describe the current environmental condition of the site   |  |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>   |
| • Describe any remediation work performed on the property  | Asbestos survey performed prior to demolition; no asbestos was detected.   |
| <b>Previous Development Proposals</b>  |  |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | None   |
| <b>Estimate of Current Property Value</b>  |  |
| <b>• <u>Fair Market Value Appraisal</u></b><br><br><u>Sales Comparison</u><br><br><u>Income Capitalization Analysis</u>                                |  |
| <b>• <u>Estimated Current Value</u></b><br>\$26,885 (\$5.00 psf)   |  |
| <b>Reuse Assessment and Recommended Plan</b>   |  |
| • Describe the property's potential transit-oriented development.  | N/A  |
| • Describe the reuse potential of the property in terms of advancing the   | Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and |

|   |  |
|---|--|
| Successor Agency's planning objectives. | incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan. |
| • Recommended Action:                   | A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.  |





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit E

Page 1 of 3



## Background Information

|  |  |
|--|--|
| • Map Reference                            | #18  |
| • Address                                  | (no street address)                              |
| • Assessor Parcel Number(s)                | 011-183-002 and 004, 011-152-009                 |
| • Current Zoning                           | Industrial                                       |
| • Current Use                              | Vacant lot/Abandoned Storm Drainage Pond         |
| • Original Seller                          | Union Pacific Railroad Company                   |
| • Original Appraised Value                 | \$435,021  |
| • Purchase Price                           | \$435,021  |
| • Primary and Supplemental Funding Sources | Bond Proceeds                                    |
| • <u>Property History</u>                  | Temporary storm drainage pond (privately owned). |

## Parcel Information

|                               |                  |
|-------------------------------|------------------|
| • Land Description            |                  |
| Lot Size                      | 78,000 sf        |
| Topography                    | Mostly level     |
| Known Drainage Issues         | Basin needs fill |
| Known Ground Stability Issues |                  |
| • Building Description        |                  |
| No. of Buildings              | None             |
| Building Area                 |                  |
| Construction Type             |                  |
| Year Built                    |                  |
| Improvement Date              |                  |
| Vehicle Parking               |                  |

## Agency Revenue

|   |   |
|---|---|
| Is Agency receiving lease or rental income for the private use of the property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual                                      | \$  |

|  |  |
|--|--|
| rent/lease income  |  |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)                          |  |
| <b>Environmental</b>   |  |
| • Have any environmental tests or assessments been performed on the property?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)   | Phase I and Phase II EIR/Borings-Soil Sampling, 2/2008   |
| • If Yes, describe the current environmental condition of the site   | Clean  |
| • Has the property been designated as a "Brownfield" site?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| • If No, would the property qualify for such a Brownfield designation?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> |
| • Describe any remediation work performed on the property  | None   |
| <b>Previous Development Proposals</b>  |  |
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | E Street Master Plan   |
| <b>Estimate of Current Property Value</b>  |  |
| • <b><u>Fair Market Value Appraisal</u></b><br><br><u>Sales Comparison</u><br><br><u>Income Capitalization Analysis</u>                                |  |
| • <b><u>Estimated Current Value</u></b><br>\$120,000   |  |
| <b>Reuse Assessment and Recommended Plan</b>   |  |
| • Describe the property's potential transit-oriented development.  | None   |
| • Describe the reuse potential of the  | These properties were originally acquired as part of a plan to                                       |

property in terms of advancing the  
Successor Agency's planning objectives.

realign E Street sixty to sixty-five feet to the west. This would create an opportunity to construct a linear park from 9<sup>th</sup> Street to Olive Avenue and create more developable interior lots. The re-opening of the Pitman Grain Mill and the dissolution of redevelopment means this plan is no longer feasible. The nearby former Potato Shed was recently sold. The buyer will be contacted upon the approval of the LRPMP.

• Recommended Action:

Liquidate property at fair market value.



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit F

Page 1 of 3

## Background Information

|   |  |
|---|--|
| • Map Reference   | See Parcel Maps attached   |
| • Address   | N/A  |
| • Assessor Parcel Number(s)<br>• Parcel Maps Attached   | 008-093-026 Median Island – see map 08-09<br>008-093-027 Median Island – see map 08-09<br>008-093-028 Sawmill Street – see map 08-09<br>008-120-051 Storm Pond – see map 08-12<br>008-120-052 Drysdale Way see map 08-12<br>008-022-036 Street or ROW – see map 08-02<br>008-023-012 Street or ROW – see map 08-02<br>008-142-037 Street or ROW see map 08-14 sheet 3 of 3<br>008-142-041 Street or ROW see map 08-14 sheet 3 of 3<br>008-142-067 Percy Street see map 08-14 sheet 3 of 3<br>008-143-001 Street or ROW see map 08-14 Sheet 2 of 3<br>008-043-022 Santa Fe Street see map 08-04<br>008-082-056 Street see map 08-08<br>008-082-057 Street see map 08-08<br>008-082-069 Street see map 08-08 |
| • Current Zoning  | N/A  |
| • Current Use   | City Infrastructure – parcel maps attached   |
| • Original Seller   |  |
| • Original Appraised Value  |  |
| • Purchase Price  |  |
| • Primary and Supplemental Funding Sources  | Bond Proceeds  |
| • <u>Property History</u>   |  |
| All these parcels represent streets, ROW, storm ponds and median islands that need to be deeded to the city. Maps are attached for all parcels. |  |

## Parcel Information

|                    |     |
|--------------------|-----|
| • Land Description |     |
| Lot Size           | N/A |
| Topography         | N/A |



|                               |     |
|-------------------------------|-----|
| Known Drainage Issues         | N/A |
| Known Ground Stability Issues | N/A |
| • Building Description        |     |
| No. of Buildings              | N/A |
| Building Area                 | N/A |
| Construction Type             | N/A |
| Year Built                    | N/A |
| Improvement Date              | N/A |
| Vehicle Parking               | N/A |

### Agency Revenue

|   |  |
|---|--|
| Is Agency receiving lease or rental income for the private use of the property?   | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| If Yes, indicate amount of Agency's annual rent/lease income  | \$   |
| If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.) |  |

### Environmental

|  |  |
|--|--|
| • Have any environmental tests or assessments been performed on the property?          | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) |  |
| • If Yes, describe the current environmental condition of the site                     |  |
| • Has the property been designated as a "Brownfield" site?                             | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                  |
| • If No, would the property qualify for such a Brownfield designation?                 | Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> |
| • Describe any remediation work performed on the property                              | N/A  |

### Previous Development Proposals

|  |     |
|--|-----|
| Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. | N/A |
|--|-----|

### Estimate of Current Property Value

|  |
|--|
| <p>• <b>Fair Market Value Appraisal</b><br/>                 No appraisals have been completed on these parcels.</p> <p><u>Sales Comparison</u><br/>                 N/A</p> |
|--|

Income Capitalization Analysis

N/A

• Estimated Current Value

N/A

**Reuse Assessment and Recommended Plan**

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

N/A

- Recommended Action:

Governmental Purpose

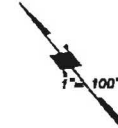
EXH F, pg 1 of 7

# SUGAR PINE ESTATES

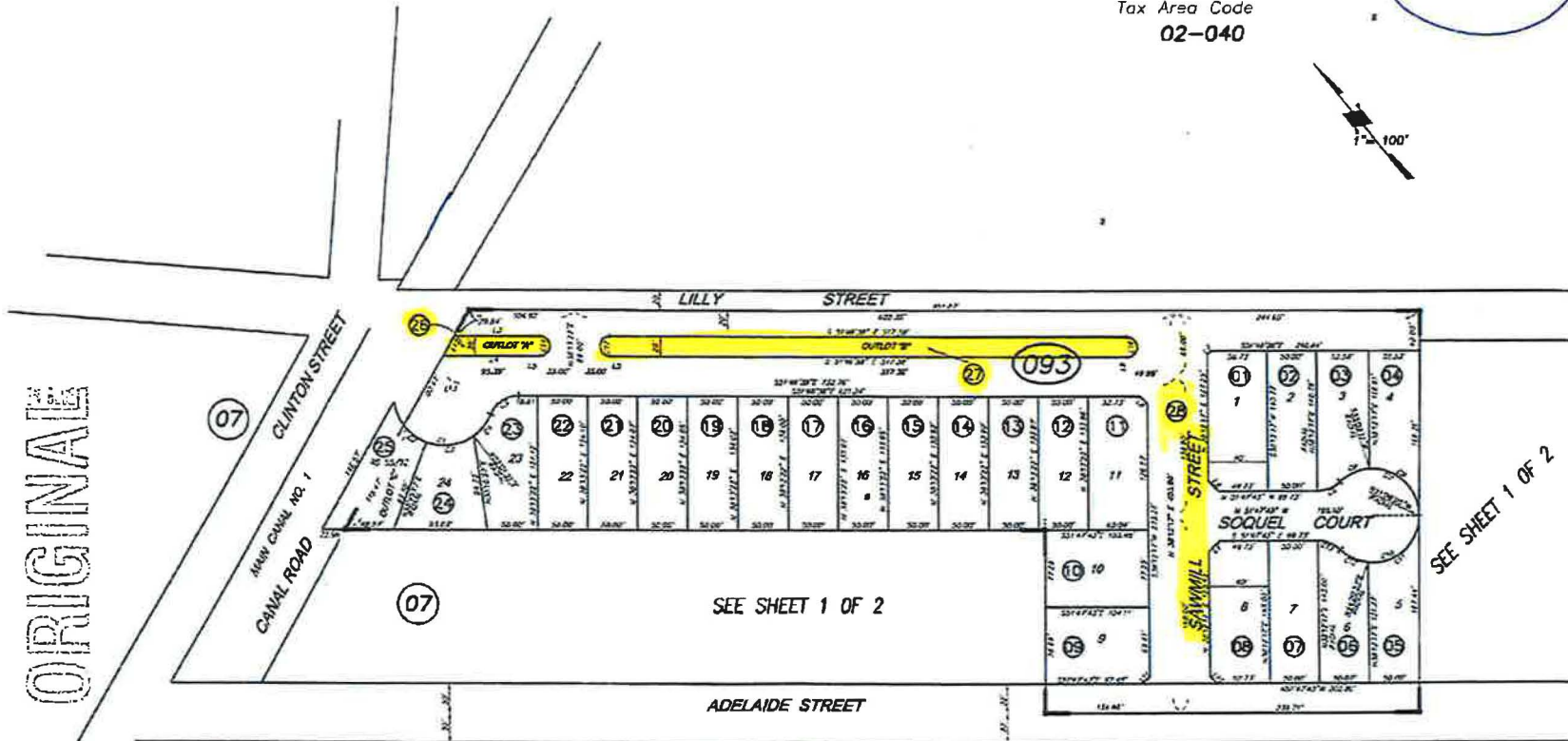
M.B. VOL. 48 PGS. 64-65

Tax Area Code  
02-040

08-09  
SHEET 2 of 2



ORIGINAL



SEE SHEET 1 OF 2

SEE SHEET 1 OF 2

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

| CURVE | LENGTH  | BEARING  | CHORD   | ANGLE | CHORD  | BEARING  |
|-------|---------|----------|---------|-------|--------|----------|
| C1    | 255.341 | S60.001E | 170.941 | 1.3   | 44.566 | S45.001E |
| C2    | 18.301  | S00.001E | 18.301  | 1.4   | 35.807 | S00.001E |
| C3    | 44.801  | S00.001E | 44.801  | 1.5   | 20.001 | S00.001E |
| C4    | 27.251  | S00.001E | 27.251  | 1.6   | 10.201 | S00.001E |
| C5    | 35.331  | S00.001E | 35.331  | 1.7   | 4.801  | S00.001E |
| C6    | 25.871  | S00.001E | 25.871  | 1.8   | 14.331 | S00.001E |
| C7    | 180.771 | S00.001E | 180.771 | 1.9   | 14.331 | S00.001E |
| C8    | 53.151  | S00.001E | 53.151  | 2.0   | 10.201 | S00.001E |
| C9    | 26.981  | S00.001E | 26.981  | 2.1   | 10.201 | S00.001E |
| C10   | 258.871 | S00.001E | 258.871 | 2.2   | 27.851 | S00.001E |
| C11   | 29.301  | S00.001E | 29.301  | 2.3   | 20.001 | S00.001E |
| C12   | 30.471  | S00.001E | 30.471  | 2.4   | 10.201 | S00.001E |
| C13   | 25.871  | S00.001E | 25.871  | 2.5   | 10.201 | S00.001E |
| C14   | 25.871  | S00.001E | 25.871  | 2.6   | 10.201 | S00.001E |
| C15   | 37.421  | S00.001E | 37.421  | 2.7   | 10.201 | S00.001E |
| C16   | 37.421  | S00.001E | 37.421  | 2.8   | 10.201 | S00.001E |
| C17   | 37.421  | S00.001E | 37.421  | 2.9   | 10.201 | S00.001E |

Assessor's Map No. 08-09  
Sheet 2 of 2  
Madera Unified  
City of Madera  
County of Madera, Calif.  
2001

MAP FOR:

008-093-026  
008-093-027  
008-093-028

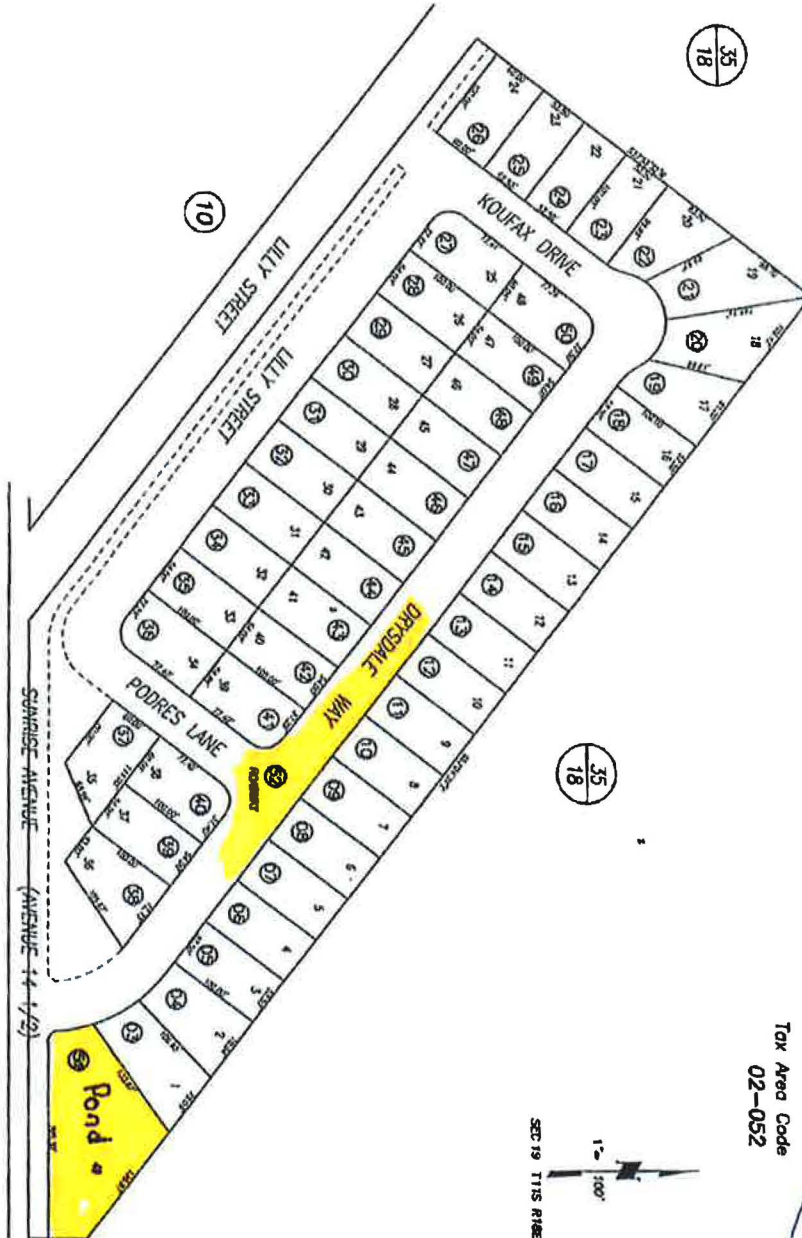
Exh F, pg 2 of 7

ORIGINAL

NE 1/4 SEC. 19 T.11S. R.18E. M.D.B.&M.  
VISTA DEL SIERRA  
Vol. 57 PAGES 43-44

Tax Area Code  
02-052

08-12



Assessor's Map No. 08-12  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1990

MAP FOR:

008-120-051

008-120-052



Exh F, pg 3 of 7

08-02

PEARL ADDN.  
M.R. 4-111

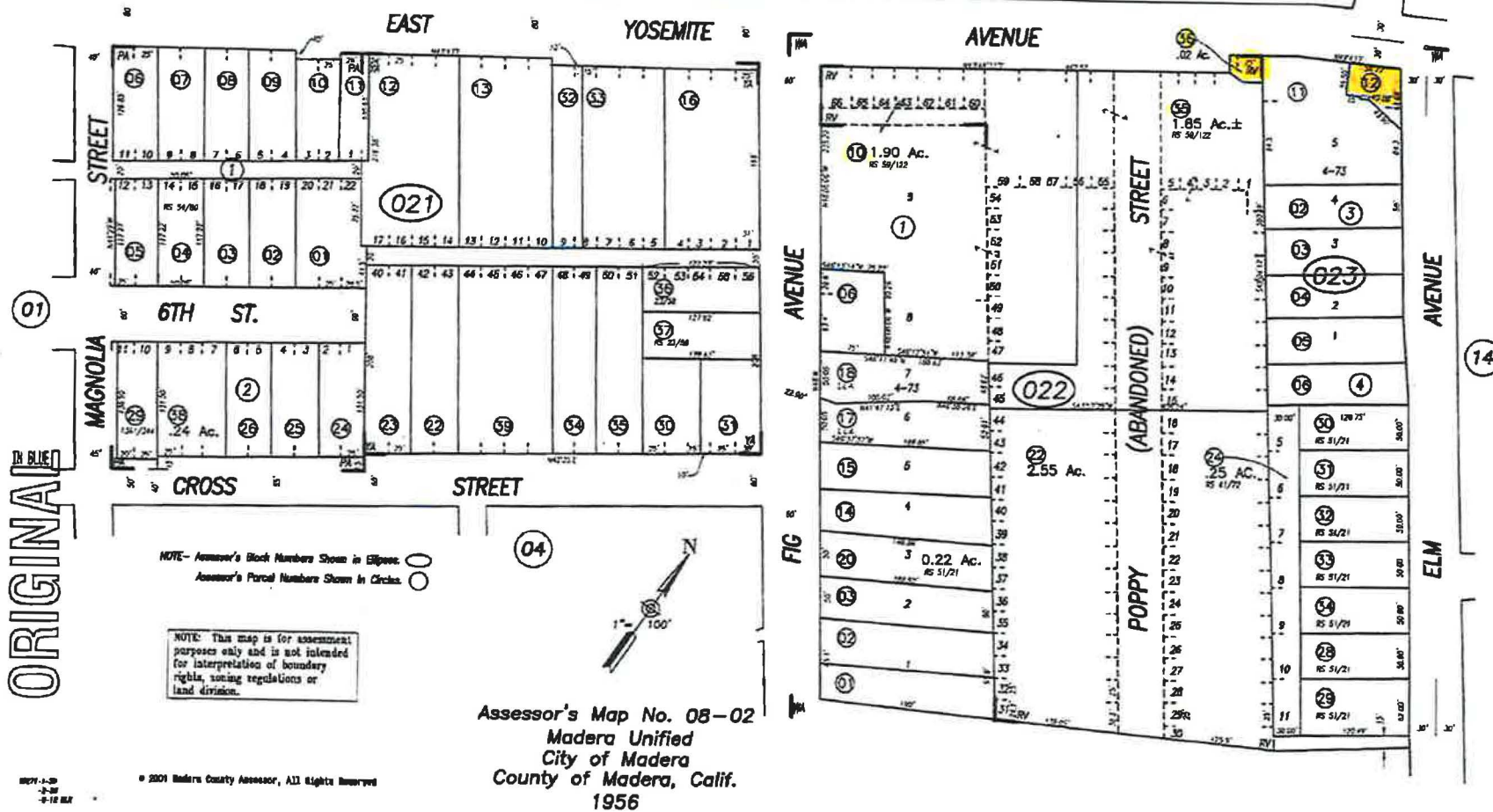
YOSEMITE ADDN.  
M.R. 2-23

RIO VISTA ADDN.  
M.R. 5-12

WOOLLEY ADDN.

M.R. 4-70 F.C.R.  
AND SUBDIVISION  
OF BLOCKS 1, 3, 33, 34, 44 & 45  
M.R. 4-73 F.C.R.

Tax Area Code  
02-040



Exh F, pg 4 of 7

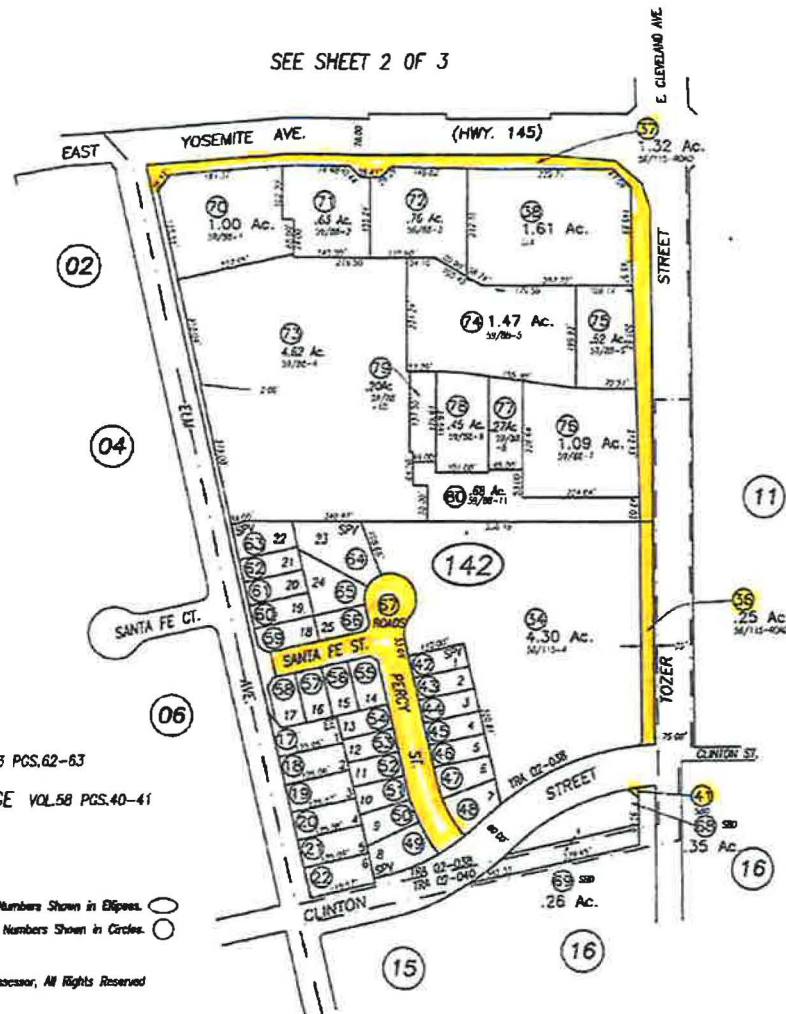
ORIGINAL

SEC. 18 T.11S. 9E. M.D.B.&M.

SEE SHEET 2 OF 3

Tax Area Code  
02-038  
02-040

08-14  
SHEET 3 of 3



ELM ESTATES VOL.43 PGS.62-63  
SUGAR PINE VILLAGE VOL.58 PGS.40-41

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

NOTE- Assessor's Block Numbers Shown in Ellipses. ○  
Assessor's Parcel Numbers Shown in Circles. ○

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10889-2-80 BLM



MAP FOR  
008-142-037  
008-142-041  
008-142-067

Assessor's Map No. 08-14  
Sheet 3 of 3  
Madera Unified School Dist.  
City of Madera  
County of Madera, Calif.  
1990

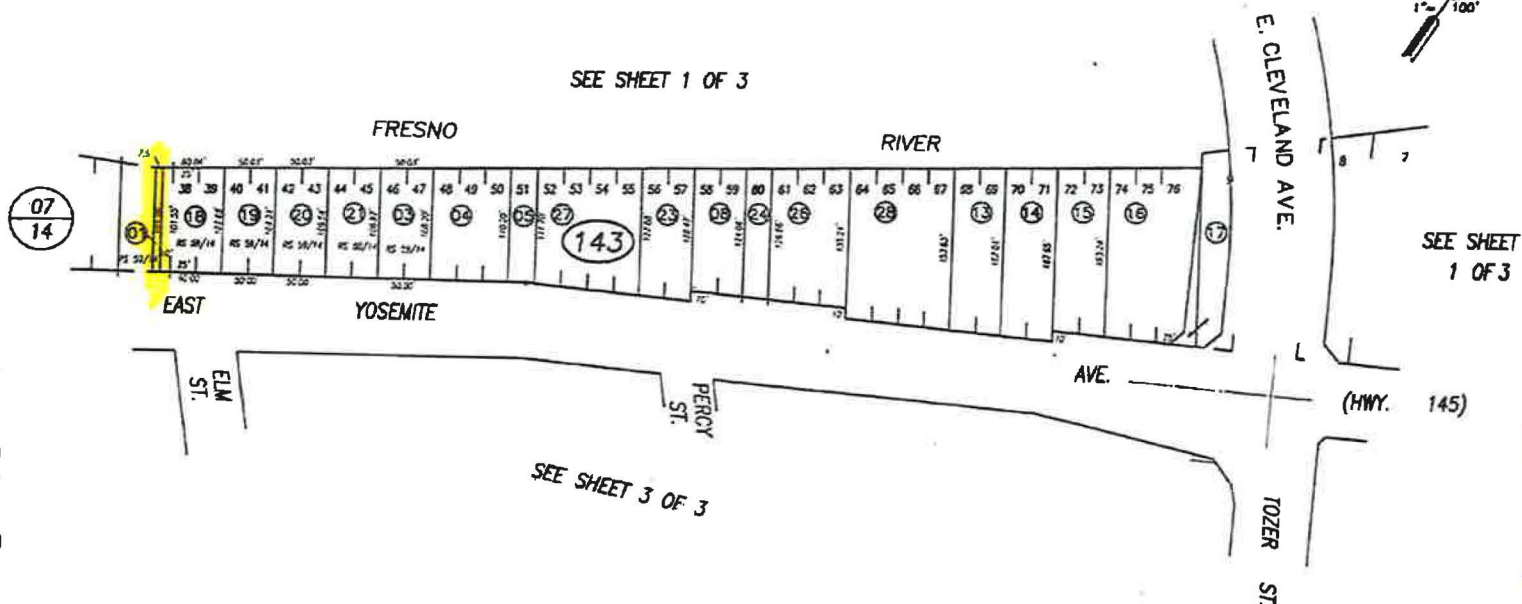
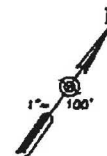
Exh F, pg. 5 of 7

VESTA ADDITION  
VOL. 5 PG. 15

RIVERSIDE ADDITION  
LOT 9  
VOL. 5 PG. 11

Tax Area Code  
02-038

08-14  
SHEET 2 of 3



MAP FOR:  
100-641-800

ORIGINAL

NOTE- Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map No. 08-14  
Sheet 2 of 3  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1990

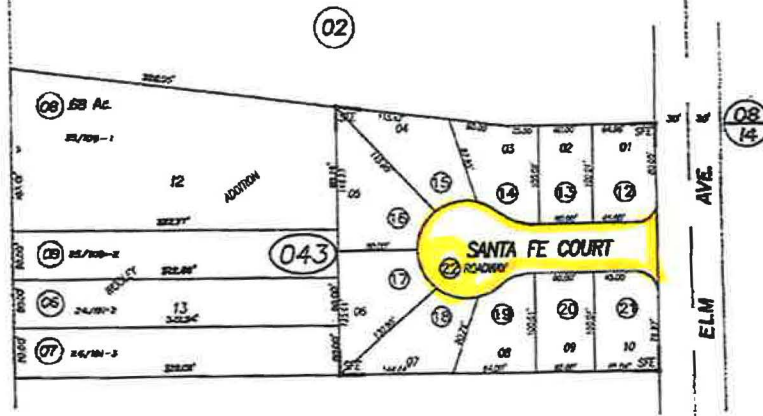
ORIGINAL



NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

524-1-12  
-2-12  
-3-12

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Assessor's Map No. 08-04  
Madera Unified  
City of Madera  
County of Madera, Calif.

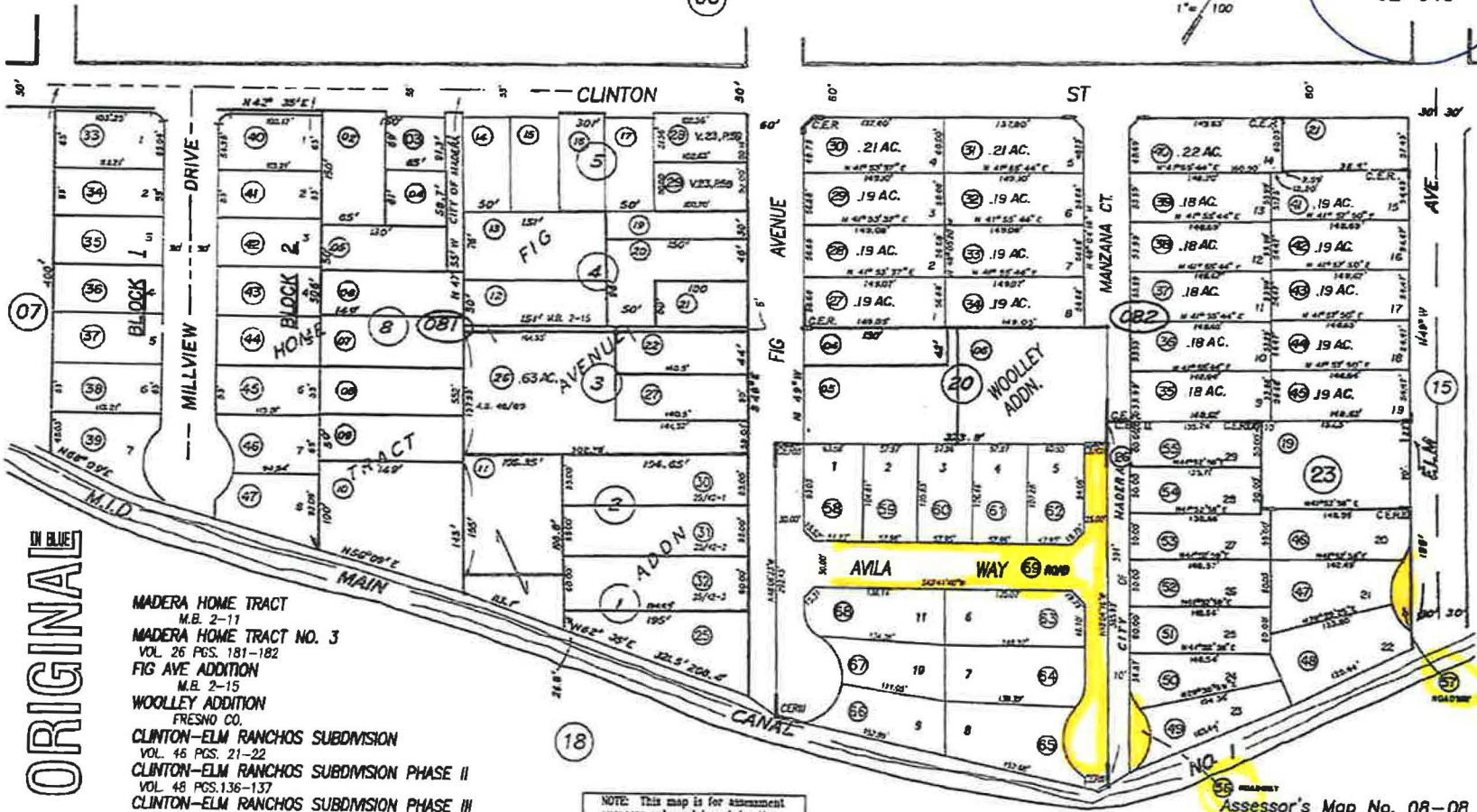
MAP FOR  
208-043-022



Exh F, pg 7 of 7

SEC. 18 & 19 T11S. R18E.

08-08  
Tax Area Code  
02-040



ORIGINAL

MADERA HOME TRACT  
M.B. 2-11  
MADERA HOME TRACT NO. 3  
VOL. 26 PGS. 181-182  
FIG AVE ADDITION  
M.B. 2-15  
WOOLLEY ADDITION  
FRESNO CO.  
CLINTON-ELM RANCHOS SUBDIVISION  
VOL. 46 PGS. 21-22  
CLINTON-ELM RANCHOS SUBDIVISION PHASE II  
VOL. 48 PGS. 136-137  
CLINTON-ELM RANCHOS SUBDIVISION PHASE III  
VOL. 51 PGS. 62-63

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

0808-1-0  
1-0-0

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Assessor's Map No. 08-08  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1956

MAP FOR:

008-082-056  
008-082-057  
008-082-069